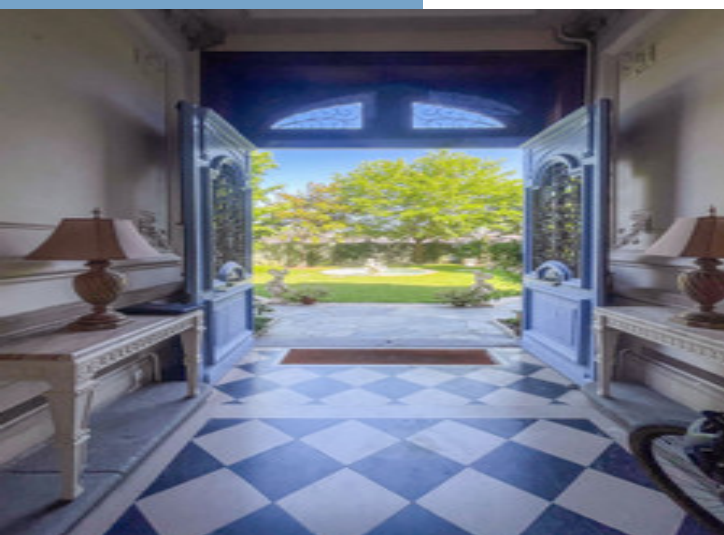
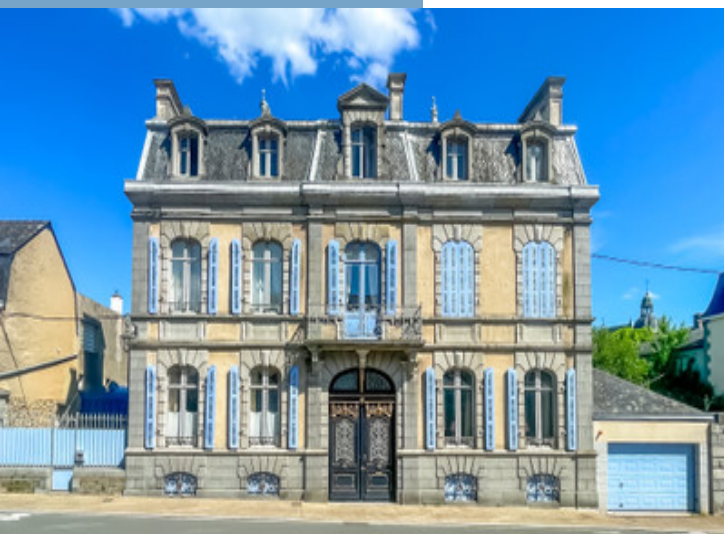




## ELEGANT BELLE ÉPOQUE CHÂTEAU IN MAYENNE – DESIGNER RESTORED WITH BUSINESS & FAMILY POTENTIAL

ELEGANT BELLE ÉPOQUE  
CHÂTEAU IN MAYENNE –  
DESIGNER RESTORED  
WITH BUSINESS & FAMILY  
POTENTIAL...



## PROPERTY FACT FILE

REFERENCE	A37389SVM53
PRICE	€ 950,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	3
ACCOMMODATION	427 m <sup>2</sup>
LAND	300 m <sup>2</sup>
TOWN	Mayenne
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Rare 19th-century Belle Époque residence
- Walking distance to château, basilica & town
- Ideal for multi-generational living or guest accom
- Expertly restored by designer
- Business Potential

ELEGANT BELLE ÉPOQUE  
CHÂTEAU IN MAYENNE –  
DESIGNER RESTORED  
WITH BUSINESS & FAMILY  
POTENTIAL...

Ref : A37389SVM53

An opportunity to own an extraordinary property in the centre of Mayenne – where timeless elegance meets impeccable design. This property offers enormous business potential as a high-end B&B, or simply an exquisite family residence. Ideally located within easy reach of Laval train station, with high-speed connections to Paris, it also

## DESCRIPTIF

An extraordinary 19th-century property, built in 1878 and meticulously restored by an interior designer and upholsterer. Situated in the heart of Mayenne's historic Notre-Dame district, just steps from the château and basilica.

### Key Features:

#### Historical Grandeur:

Belle Époque architecture with elegant proportions and ornate detailing.

Former carriage entrance adorned with four grand statues representing the Four Seasons.

Impressive double-height entrance doors and majestic façade.

### Refined Interiors:

Stunning entrance hall with classical pillars, chandeliers, and a decorative tiled floor.

Formal dining room (20m<sup>2</sup>) with bespoke cabinetry and large front-facing windows.

Elegant salon (25m<sup>2</sup>) with chandelier, baby grand piano, and sophisticated décor.

Interior design throughout reflects expert curation and high-end finishes.

### Versatile Living Spaces:

Secondary sitting room (25m<sup>2</sup>) with open fireplace, leading to a veranda and serene garden.

Bespoke kitchen (21m<sup>2</sup>) with custom cabinetry and adjoining utility room.

Bright garden room (20m<sup>2</sup>) overlooking a statue-dotted garden and blooming roses.

Ground floor also includes a WC, private courtyard, and stairs to a rooftop terrace.

### Period Details:

Original wooden doors, panelling, and a graceful sweeping staircase from basement to top floor.

Two wine cellars in the basement – a rare and unique feature.

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37389SVM53>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

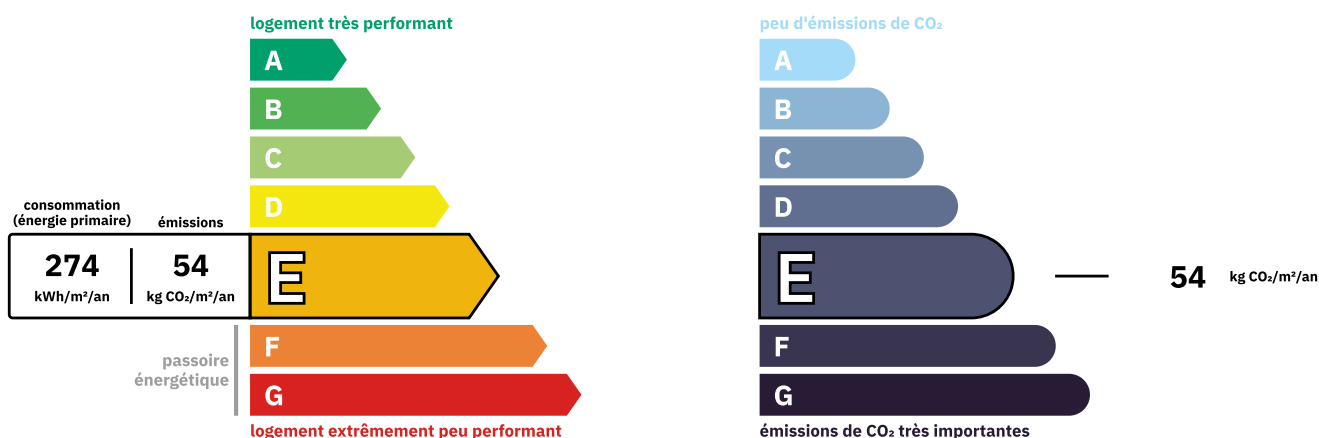
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ELEGANT BELLE ÉPOQUE  
CHÂTEAU IN MAYENNE –  
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property **Energy consuming**  
Estimated annual energy costs  
between € and € for

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A37389SVM53  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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