







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

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PROPERTY FACT FILE

REFERENCE A37389SVM53

PRICE € 950,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 7

BATHROOM 3

ACCOMMODATION 427 m²

LAND 300 m²

TOWN Mayenne

DEPARTMENT

LOCATION 0-2KM to amenities

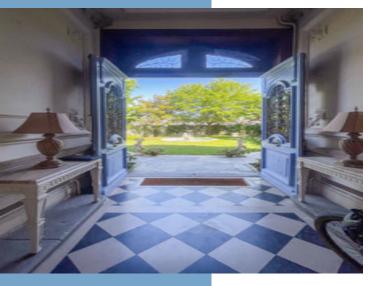
TYPE Gîtes, House, Family Home

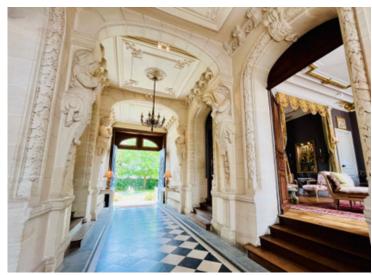
CONDITION

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

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 omate 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 (20m2) with bespoke cabinetry and large front-facing windows.

Elegant salon (25m2) with chandelier, baby grand piano, and sophisticated décor.

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

Versatile Living Spaces:

Secondary sitting room (25m2) with open fireplace, leading to a veranda and serene garden.

Bespoke kitchen (21m2)with custom cabinetry and adjoining utility room.

Bright garden room (20m2) 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 <u>COMPLETE FILE AND PHOTO ON REQUEST</u> ELEGANT BELLE ÉPOQUE CHÂTEAU IN MAYENNE – DESIGNER RESTORED WITH BUSINESS & FAMILY POTENTIAL...

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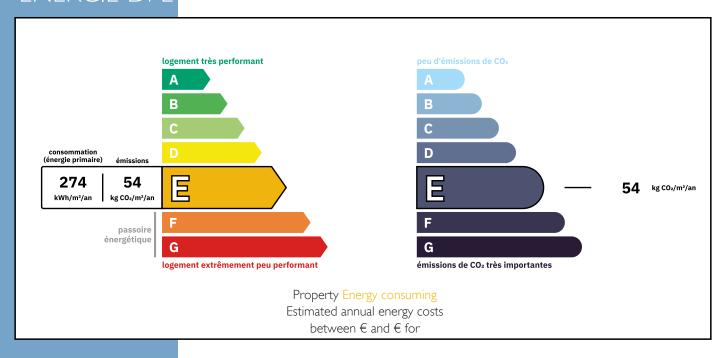




ELEGANT BELLE ÉPOQUE CHÂTEAU IN MAYENNE – DESIGNER RESTORED WITH BUSINESS & FAMILY Information about risks to which this property is exposed is available on the Géorisques website : $\underline{ \text{https://www.georisques.gouv.fr/} }$

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ENERGIE-DPE



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CONTACT

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