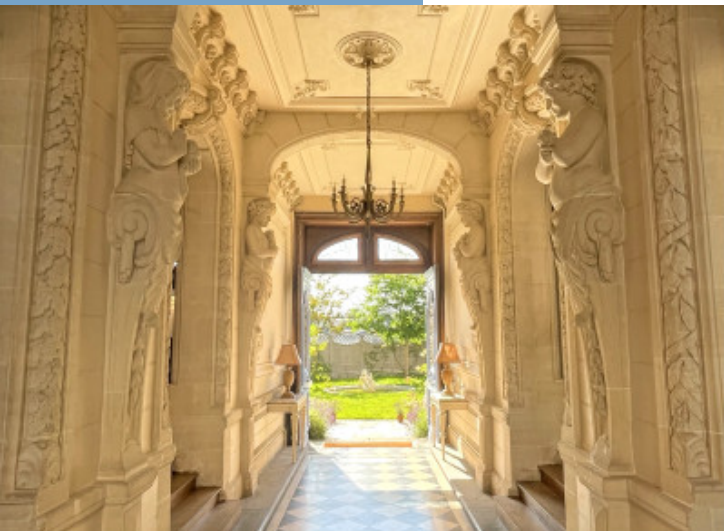




HÔTEL PARTICULIER – 6 PLUS CHAMBRES – JARDIN & GARAGE – CENTRE MAYENNE

HÔTEL PARTICULIER – 6
PLUS CHAMBRES – JARDIN
& GARAGE – CENTRE
MAYENNE

...



PROPERTY FACT FILE	
REFERENCE	A41762SVM53
PRICE	€ 880,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (836 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	427 m ²
LAND	300 m ²
TOWN	Mayenne
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home, Maison de Maitre
CONDITION	
FEATURES	Mains Drains, Garage, Detached
<small>*Price based on current exchange rate which is subject to change</small>	



- 460 m² Mansion
- 4 + bedrooms & separate 2-bed apartment
- Landscaped garden & tandem garage
- Walk to shops, river & all amenities
- 30kms to the TGV Paris (1h15mins Montparnasse)

HÔTEL PARTICULIER – 6
PLUS CHAMBRES – JARDIN
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MAYENNE

...

Ref : A41762SVM53

Superb 1878 Belle Époque maison de maître of approx. 460 m² habitable, ideally situated in the historic centre of Mayenne (53), offering all amenities including a cinema, indoor/outdoor pool, restaurants, bars, cafes, supermarkets. It also has it's own castle alongside the river.

DESCRIPTION

Belle Époque architecture with elegant proportions and ornate detailing.

Ground Floor -

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

Impressive double-height entrance doors and majestic façade.

Formal dining room 20 m² with bespoke cabinetry & front facing windows

Elegant salon 25 m² with baby grand piano

Second sitting room 25 m² with open fireplace + veranda

Fitted kitchen 21 m² + utility room

Garden room/conservatory 20 m² and access to private courtyard & roof terrace

Guest WC

First floor -

3 large bedrooms with large windows

1 Bathroom with shower & WC

1 Shower Room with WC

Study / office / bedroom

Panoramic views over gardens and the basilica

Top floor – independent 2-bedroom apartment with

Open-plan lounge/kitchen/diner

2 bedrooms

Shower room & Separate WC

Large atelier / former cinema room (acoustic ceiling, built-in screen & speakers)

Basement with rooms

Two original wine cellars

Outside

Landscaped walled garden with mature trees and classical statues

Tandem garage 45 m² (room for 2 cars + storage)

Gas central heating □ Partial double glazing

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41762SVM53>

COMPLETE FILE AND PHOTO ON REQUEST



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

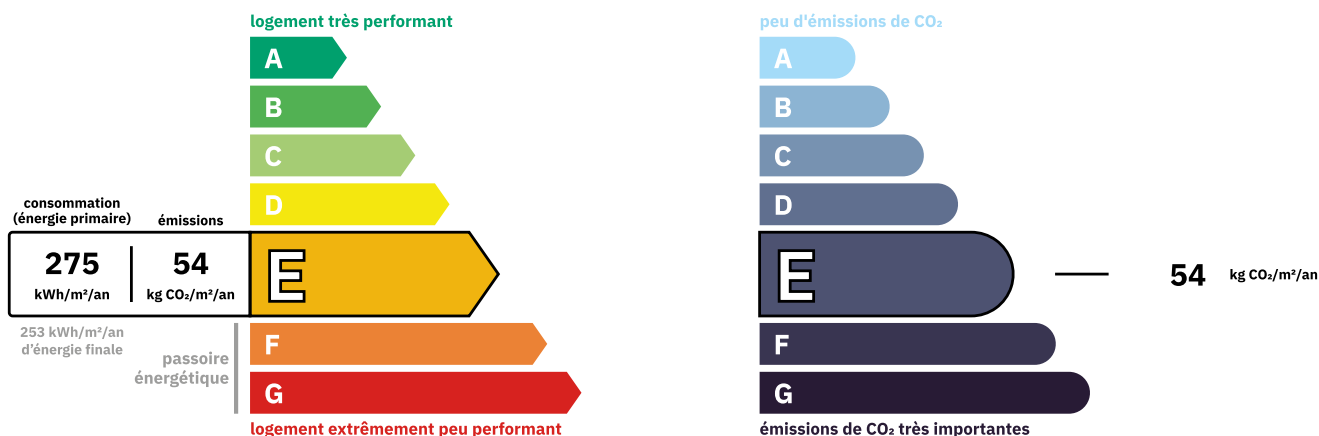
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HÔTEL PARTICULIER – 6 PLUS
CHAMBRES – JARDIN &
GARAGE – CENTRE MAYENNE

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

Ref : A4I762SVM53

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 6650 € and 9060€ for 2021

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 : A4I762SVM53
FILE COMPLETE
AND PHOTOS
ON REQUEST

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