

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

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

...



## PROPERTY FACT FILE

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

\*Price based on current exchange rate which is subject to change



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

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Superb 1878 Belle Époque maison de maître of approx. 460 m<sup>2</sup> 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 its 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 m<sup>2</sup> with bespoke cabinetry & front facing windows

Elegant salon 25 m<sup>2</sup> with baby grand piano

Second sitting room 25 m<sup>2</sup> with open fireplace + veranda

Fitted kitchen 21 m<sup>2</sup> + utility room

Garden room/conservatory 20 m<sup>2</sup> 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 m<sup>2</sup> (room for 2 cars + storage)

Gas central heating □ Partial double glazing

More Online :

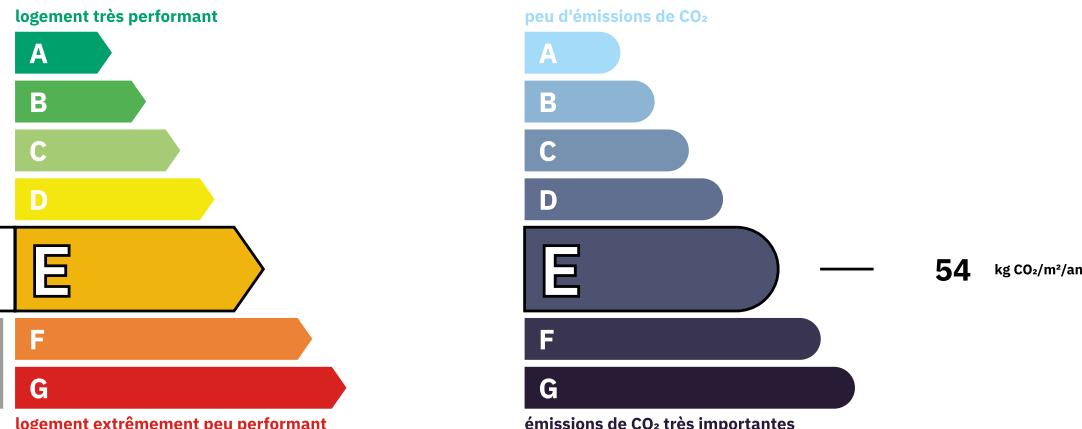
<https://leggett prestige.com/luxury-property-for-sale/view/A41762SVM53>

COMPLETE FILE AND PHOTO ON REQUEST



## 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 6650 € and 9060€ for 2021

## NOTICE

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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 :A41762SVM53

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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