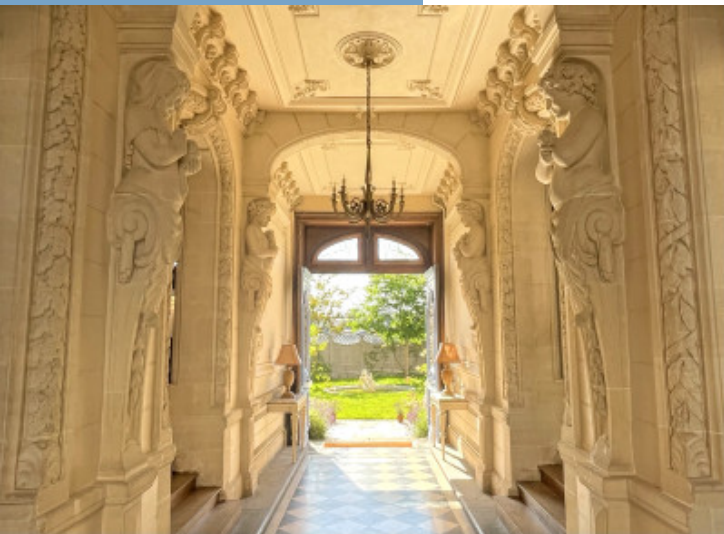




BELLE ÉPOQUE TOWNHOUSE WITH GARDEN, GARAGE & GUEST APARTMENT – HISTORIC MAYENNE

BELLE ÉPOQUE
TOWNHOUSE WITH
GARDEN, GARAGE &
GUEST APARTMENT –
HISTORIC 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 m²
LAND	300 m²
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 m² Mansion
- 4 plus bedrooms & separate 2-bed apartment
- Landscaped garden & tandem garage
- Walk to shops, river & all amenities
- 30kms to the TGV Paris (1h15mins Montparnasse)

BELLE ÉPOQUE
TOWNHOUSE WITH
GARDEN, GARAGE &
GUEST APARTMENT –
HISTORIC MAYENNE

Ref : A41762SVM53

Set in the heart of the historic town of Mayenne, this remarkable Belle Époque residence combines period grandeur with comfortable modern living. Rich in architectural detail and beautifully maintained throughout, the property offers elegant reception rooms, original features, landscaped gardens and versatile accommodation, including

DESCRIPTION

On either side of the entrance hall are the principal reception rooms. The formal dining room (20m²), with its bespoke floor-to-ceiling cabinetry and large windows, is both refined and welcoming - ideal for entertaining or family gatherings.

The fitted kitchen (20m²) blends beautifully with the style of the house, combining handcrafted oak units with modern worktops and views over the garden. A separate utility room (11.56m²) and walk-in pantry provide practical additional space.

The elegant main salon (25m²) features original wooden floors, decorative coving and finely carved woodwork, while the adjoining sitting room (24m²), with its marble fireplace and access to the terrace, offers a warm and inviting atmosphere. Beyond this, the garden room (20m²) overlooks the lawn and flower beds, creating a peaceful space to relax throughout the seasons.

A magnificent hand-carved staircase rises to the first floor. The principal suite is a luxurious retreat (25m²), complete with dressing room, panelled walls and an ensuite bathroom (12.70m²) finished in striking black marble with gold accents, shower and WC.

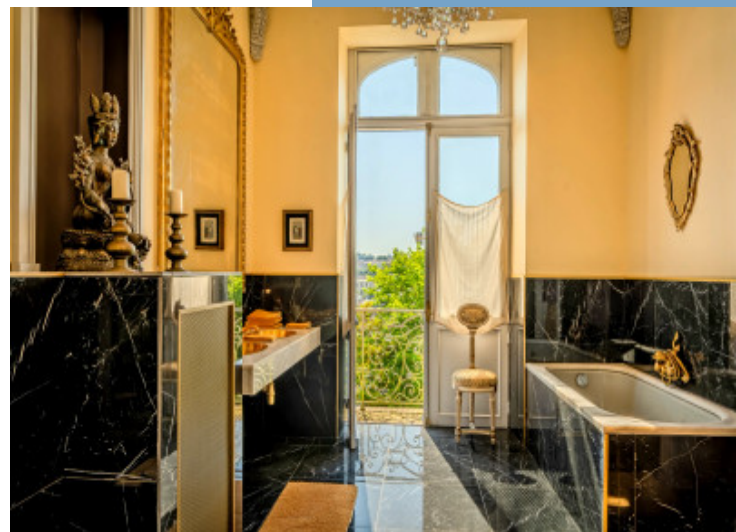
This floor also offers three further double bedrooms, all full of character. Two share a stylish Jack-and-Jill shower room with Italian walk-in shower (5.79m²) and marble flooring, while the fourth sits beside an additional shower room. A spacious office (11.40m²) completes this level.

The second floor forms a self-contained apartment, ideal for independent guest ac...

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

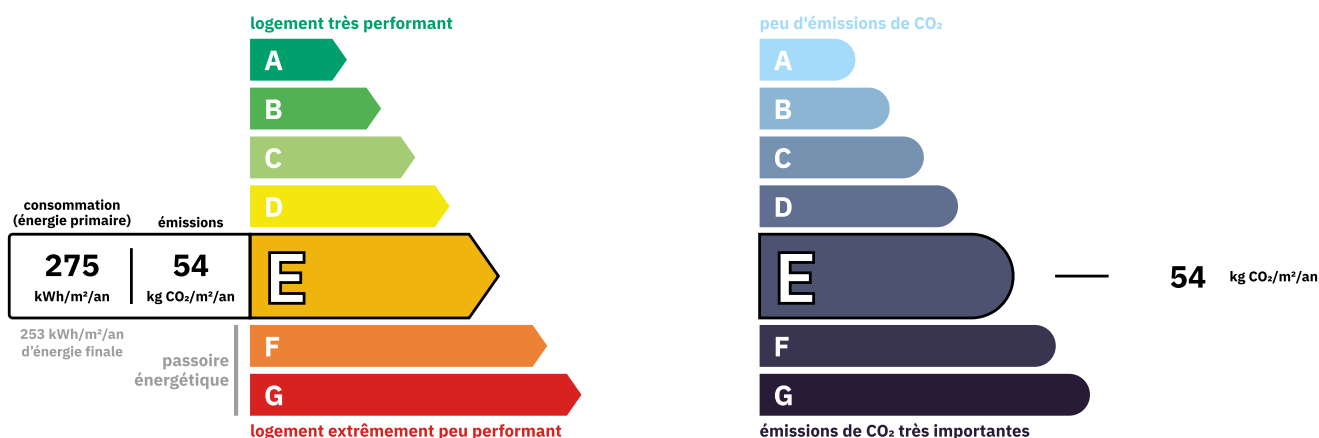
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BELLE ÉPOQUE TOWNHOUSE
WITH GARDEN, GARAGE &
GUEST APARTMENT –
HISTORIC MAYENNE
...

Ref : A4I762SVM53

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

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.

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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 : A4I762SVM53
FILE COMPLETE
AND PHOTOS
ON REQUEST

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