LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44172CD53 Price: 1 970 000 EUR

agency fees to be paid by the seller

A rare chance to own a historic 15th-Century listed manoir surrounded by woodland in the heart of Laval















INFORMATION

Town:	Laval
Department:	Mayenne
Bed:	13
Bath:	9
Floor:	675 m2
Plot Size:	27093 m2

IN BRIEF

Nestled at the end of a tree-lined drive, this historic manoir offers a rare blend of history, charm, and opportunity. Framed by two elegant pavilions, and surrounded by over 2 hectares of private woodland, the property enjoys a tranquil setting just moments from the heart of Laval.

Dating from the 15th, 16th, and 17th centuries, the manoir is rich in character and heritage. Period features have been beautifully preserved, including stone staircases and an impressive granite fireplace. The property was completely re-roofed in 2025, in full accordance with historical monument regulations,

Currently operating as a successful B&B, the property could be reimagined as a grand private residence or converted into a collection of distinctive apartments.

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

A paved stone terrace leads to the entrance, opening onto a magnificent reception room of approximately 78 m², bathed in natural light from large windows and centred around a striking open granite fireplace. This impressive space leads to a generous dining room (43 m²) and an additional sitting room (12 m²), offering versatile areas for both formal entertaining and relaxed living. A well-proportioned family kitchen (34 m²), complemented by a utility room, completes the ground floor.

An original stone spiral staircase rises to the upper levels, where the first floor features a striking wood-panelled bedroom, along with a shower room and WC. Three additional bedrooms are located on the next level, each with its own en-suite facilities and fireplace, combining comfort with historic charm. The third floor hosts three more en-suite bedrooms, while a substantial attic provides excellent potential for further accommodation.

In addition, four independent en-suite bedrooms are located within the two courtyard pavilions, each accessed via external stone steps—ideal for guest accommodation or continued hospitality use. The basement retains its original cellars, including one with a vaulted ceiling, adding to the property's authentic character.

Outside, the manoir is encircled by its original (now non-functional) moat and complemented by a lake with ducks and moorhens and approximately 2.2 hectares of surrounding woodland. Several outbuildings provide useful storage and additional potential.

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