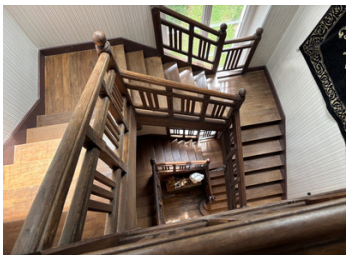
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45464LIE72 Price: 395 000 EUR

agency fees to be paid by the seller

A very beautiful manor house and its enchanting English-style park, in a small town, close to le Perche



INFORMATION

Town:	Mamers
Department:	Sarthe
Bed:	6
Bath:	3
Floor:	285 m2
Plot Size:	5237 m2

IN BRIEF

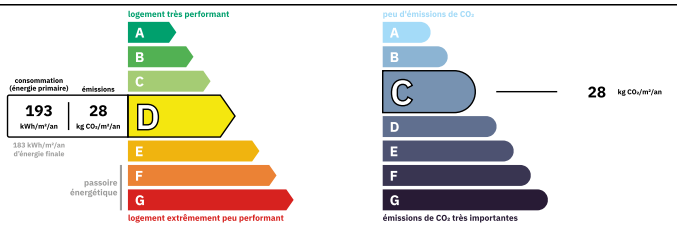
** UNDER OFFER ** How could one not fall under the spell of this impressive manor house, rising four stories high, boasting two immense terraces, and facing south onto a majestic, richly wooded, and perfectly manicured park?

We access the property via a service driveway. A charming electric gate opens before us, revealing the south side of the house, the park, and the pink brick paving. Two automatic shutters conceal a large garage with a tiled floor. From there, we enter the garden level, into a spacious room, currently used as a laundry room.

A magnificent wooden staircase leads us to the first floor, where we find two reception rooms, a kitchen with a pantry, and a WC.

The same staircase then leads to the second floor, where we discover three bedrooms, a shower room, a bathroom, and a WC.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3810 € et 5200€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LOCAL TAXES

Taxe foncière:	**2388 EUR**

NOTES

DESCRIPTION

The property includes:
- A large tiled garage with automated doors
- 3 large cellars
- A first English-style park and a second with a vegetable garden, orchard, and small pond, all on 5237m²
- 5 separate toilets
- 1 shower room
- 2 bathrooms
- 7 bedrooms
- 2 kitchens
- 2 reception rooms
- 2 outdoor terraces

An apartment with its own entrance comprising:
- 1 bedroom
- 1 kitchen
- 1 bathroom
- 1 toilet

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