LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45575SVM53

Price: 299 999 EUR

agency fees to be paid by the seller

Elegant 18th-Century Townhouse with Courtyard, Outbuildings and Annex in Historic Mayenne















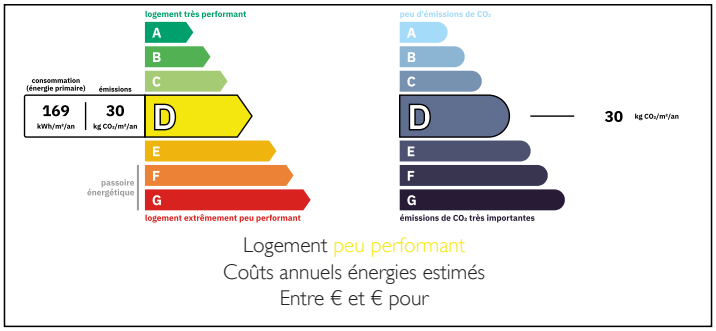
INFORMATION

Town:	Mayenne
Department:	Mayenne
Bed:	5
Bath:	2
Floor:	276 m2
Plot Size:	200 m2

IN BRIEF

Located in the centre of Mayenne, this 18th-century townhouse offers generous accommodation, period features and further potential, all within easy walking distance of shops, services and amenities.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre € et € pour

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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LOCAL TAXES

Taxe foncière: **1911 EUR**

NOTES

DESCRIPTION

Retaining many original features, this period town house benefits from high ceilings, mouldings, fireplaces, wooden floors and a number of character features throughout.

The accommodation begins with an entrance hall of approximately 16.9 m² featuring traditional chequerboard cement tiles. The ground floor comprises a living room of 32.2 m² with fireplace, a dining room of 24.9 m² and a kitchen of 23.5 m² with a door leading to the courtyard garden.

A mezzanine level provides a boiler room and utility area.

The first floor offers a principal bedroom of 33.4 m², a second bedroom of 23.5 m², a dressing room of approximately 11 m² and a family bathroom of over 31 m² with bath, shower and separate WC.

The second floor comprises three further bedrooms measuring approximately 17.7 m², 15.7 m² and 21.4 m² respectively, together with a shower room, separate WC and an attic space of over 20 m² offering potential for conversion, subject to any necessary permissions.

Beneath the house are cellars providing useful storage, workshop space or wine storage.

To the rear, an enclosed courtyard offers private outdoor space, while a lean-to and various outbuildings provide additional storage and development potential.

A particular feature of the property is the separate annex with its own access and parcel of land. This flexible space could suit a variety of uses including guest accommodation, a home office, professional premises, workshop or independent rental accommodation, subject to any necessary permissions.