

Stunning manor house at the gateway to the Perche region



INFORMATION

Town:	Mamers
Department:	Sarthe
Bed:	6
Bath:	3
Floor:	260 m2
Plot Size:	1000 m2

IN BRIEF

This magnificent manor house, restored from floor to ceiling, offers a modern, light-filled, and welcoming living environment.

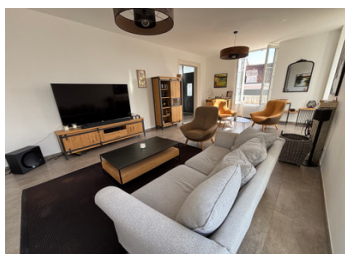
A spacious entrance hall leads to a large living room—featuring both a fireplace and a wood-burning stove—on the left, and a huge eat-in kitchen on the right.

The staircase, a central feature of the home, provides access to two upper floors, six bedrooms, and two shower rooms.

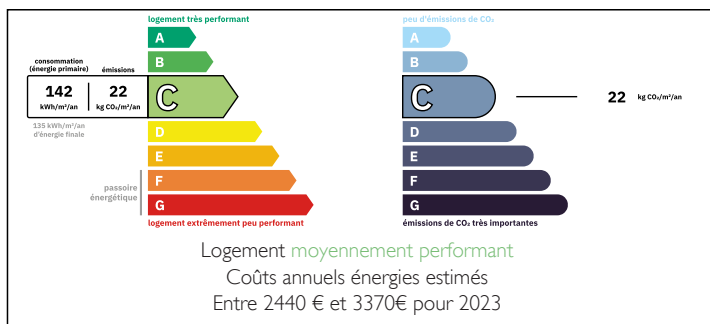
An extension adds a shower room, a toilet, and a large walk-in wardrobe.

A separate outbuilding, converted into a games room, has its own entrance.

A swimming pool, a large garden with mature trees, and an enclosed garage with space for two vehicles complete this exceptional property.



ENERGY - DPE



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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.



DESCRIPTION

On the ground floor, there is a very large 34 m² living room, a kitchen/dining room of the same size, and an 18 m² extension comprising an entrance hall, a walk-in wardrobe, a shower room, and a separate toilet.

The first floor features three bedrooms—including a 25 m² master suite with a 6 m² walk-in wardrobe and a 10 m² shower room.

On the second floor, there are three 12 m² bedrooms, an 11 m² shower room, and a separate toilet.

There is a 33 m² outbuilding with a separate toilet, plus a 10 m² laundry room.

The property also includes a huge 60 m² garage and a 30 m² attic space.

Outside, there is a 30 m² semi-inground swimming pool.

All set within a 1,000 m² garden.

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

NOTES