LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47273LIE72 Price: 385 000 EUR

agency fees to be paid by the seller

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.

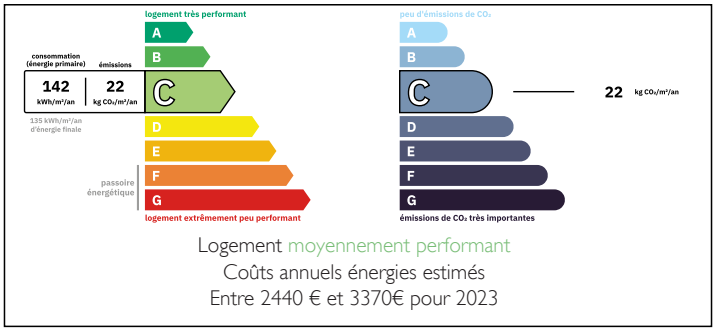
The staircase, a central feature of the home, provides access to two upper floors, six bedrooms, and two shower rooms.

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



Logement moyennement performant

Coûts annuels énergies estimés

Entre 2440 € et 3370€ pour 2023

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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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

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