LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48765CD53 Price: 472 500 EUR

agency fees to be paid by the seller

Magnificent, manor house dating from the 14th century, with outbuildings, gardens and orchard.







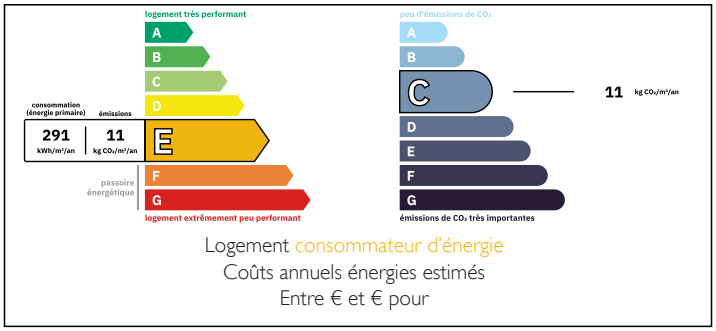








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	Blandouet-Saint Jean
Department:	Mayenne
Bed:	5
Bath:	2
Floor:	255 m2
Plot Size:	10000 m2

IN BRIEF

This magnificent manor house, steeped in more than six centuries of history, was first recorded in 1390. Today, it presents an enchanting blend of medieval and Renaissance heritage, complemented by elegant additions from the 17th and 19th centuries. The accommodation, arranged over 2 floors, includes generously proportioned rooms, magnificent antique fireplaces and fascinating medieval architectural details.

Outside, the grounds include an 18th century watch tower, with vaulted cellar and an above ground swimming pool. A former stable building adjacent to the house offers useful space and could provide additional accommodation, subject to planning. To the rear of the property, a productive orchard and vegetable garden offer the opportunity for a more self-sufficient lifestyle. There is also the possibility of acquiring further outbuildings and up to 9 hectares of adjoining land, opening up exciting potential for a

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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.

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NOTES

DESCRIPTION

The ground floor opens onto a welcoming hallway, leading to an office and downstairs bathroom. Off the hall is an impressive living room with original fireplace, leading to a spacious dining room and substantial, open plan kitchen. There are original fireplaces in all three reception rooms, with wood burners installed in both the kitchen and dining rooms. All the rooms are light and airy with windows to the front of the property. A staircase leads from the kitchen to the first floor where 5 bedrooms, one with ensuite bathroom, open off a long hallway. At the far end of the house, a second stairway links back to the entrance hall.

Outside, the courtyard garden slopes down to the rose garden, pool and watch tower. Behind the house is the permaculture vegetable garden and orchard with a variety of fruit trees. Total area of approximately 1 hectare with the option to purchase more if required.

The property is ideally situated 8km from Vaiges where local amenities include a butcher, boulangerie, bank, pharmacy and small supermarket. At Vaiges there is also access to the A81 motorway toward Paris or Brittany. The market town of Evron is only 15km away and the larger destinations of Laval and Le Mans are both under an hour by car. There is an international airport at Rennes and Paris is only an hour by train from Le Mans, making the property conveniently located for international travel. The Normandy coast is also within...