

Immobilier france ouest

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Mansion - Town property in the west of France - In the south of Normandy

Reference : 61255

449 400 € **BFI***

Close to shops, bars, restaurants and all amenities.

This elegant **mansion** with two turrets has a living area of ??about 250 m² for a surface area of ??about 280 m² with possible expansion in attics, perfectly usable and already isolated under the roof).

Outbuildings with double garage.

The ground floor has two separate entrances (with 2 wc and wash hands, a reception room with exposed beams and monumental fireplace, an office, a bright living room with a beautiful fitted kitchen completed with a room with utility room and laundry,).

A comfortable bedroom with shower room.

The living and reception rooms open onto a terrace with direct garden access.

Upstairs: Landing and clearances serving 4 bedrooms, dressing room and 3 shower rooms and an additional bathroom).

The services are of high quality: Heat pump, underfloor heating in terra-cotta, joinery, high standard quality.

Terrace, walled garden ... High standard property.

Buyer's fees included: 5.000%

Sector : Anjou , Loire Valley , Pays de La Loire , Sarthe

Type : Character Property , Estates, Villas , Houses, Bungalows , Manor house , Prestige property , Town House

Number of rooms : 8

Number of bedrooms : 5

Living space : 255 m²

Land surface : 2 200 m²

: 0 m²

DPE : 191 kWh/m²/an

Energy class : D

GES : 6 kgeqCO₂/m²/an,

GES class : B



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