

Immobilier france ouest

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Manor Charming Property - Le Mans

Reference : 61561

298 000 € [BFI*](#)

Lovely Manor with outbuildings.

The house, comfortable and bright, has a living area of approximately 208 m². The distribution is classic and functional:

On the ground floor, a through entrance with staircase to the first floor leads to a parqueted living room lit by large and large windows all at the same time, courtyard and garden side, a dining room with fireplace, adjoining a pretty fitted kitchen opening on the garden.

On the first floor, mostly parquet, the landing serves 3 beautiful bedrooms, one with dressing room and private bathroom and a shower room for the other bedrooms.

The second floor is tiled with tomettes and includes: a small living room, 3 bedrooms (2 of them have a bathroom) and wc.

In front of the courtyard there are two small symmetrical pavilions, an old stable and an old bakery.

Another beautiful and large stone outbuilding houses the garage, workshop, utility room and storeroom ... At the rear of the complex, the ornamental garden is bordered by hedges, shrubs and fruit trees. Note the presence of a lovely vegetable garden.

It is possible to acquire in addition an old small farmhouse adjoining the land unit and composed of a dwelling being restored and outbuildings (barn, shed, shed ...); set completed by meadows on 2.5 ha approximately offering many possibilities for a stable of horses.

It is an ideal set for a family or a professional activity such as gites and guest rooms!

Our opinion: A very nice set, neat and comfortable!

Buyer's fees included: 5.000% 14 000 €

Sector :

Type :

Number of rooms : 9

Number of bedrooms : 6

Living space : 208 m²

Land surface : 2 958 m²

: 0 m²

DPE : 198 kWh/m²/an

Energy class : D

GES : 47 kgeqCO₂/m²/an,

GES class : E



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