

(SOUS OFFRE) BEAUTIFULLY RESTORED 17TH CENTURY MILL WITH A EXTENSIVE GROUNDS OF 4.6 HECTARES

EXCLUSIVE



INFORMATION

Town:	Saint-Mars-du-Désert
Department:	Mayenne
Bed:	4
Bath:	4
Floor:	305 m2
Plot Size:	46123 m2

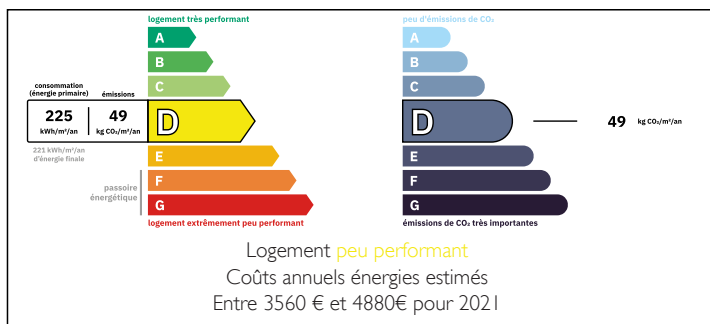
IN BRIEF

Having turned off the rural road you drive down a long lane to the stunning secluded property. The property is located around 25 minutes drive from the nearest large town of Alençon and around 45 minutes from Le Mans.

The proximity to Le Mans, known for its motor racing circuit, having a railway station also giving easy access to Paris, via TGV in just 55 minutes. Paris airports also are directly accessible via TGV from Le Mans.

A family home 'or' perfect hideaway

ENERGY - DPE



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.



DESCRIPTION

BEAUTIFULLY RESTORED 17TH CENTURY MILL WITH EXTENSIVE GROUNDS OF 4-6 HECTARES

Hidden away at the end of the drive, this delightful property has been beautifully restored to a high standard, whilst maintaining its character and charm. Gorgeous original tiled floors, and double glazed windows throughout, fill the spacious family home with light.

The old Mill forms the main house, with a number of out buildings, including a granny annexe, an enormous barn, and a wood store, in the former bakery with its bread oven intact.

On the ground floor of the Mill there is a very large open plan kitchen, dining area, and family space, with a wonderful fire place and wood burner.

Through double doors you enter the the main entrance hall, with a WC and stairs to the 1 st floor. On the other side of the hall it leads to a corridor with space for coats and boots, and a utility room and a cave/cellar.

Ahead, and up a few steps, you enter a large bedroom, windows on 2 sides, and a fire place, and a door to the outside. There is a large bathroom and access to the boiler room.

LOCAL TAXES

Taxe habitation: EUR

NOTES

On the first floor you will find an impressive sitting room with vaulted ceiling, a granite fireplace with wood burning stove, and an enormous window with French doors to a balcony, giving onto wonderful views of the stream and fields.

From the sitting room there is a corridor to a large bathroom with shower and bath, then into a...