

## Elegant Belle Époque Château in Mayenne – Designer Restored with Business & Family Potential



## INFORMATION

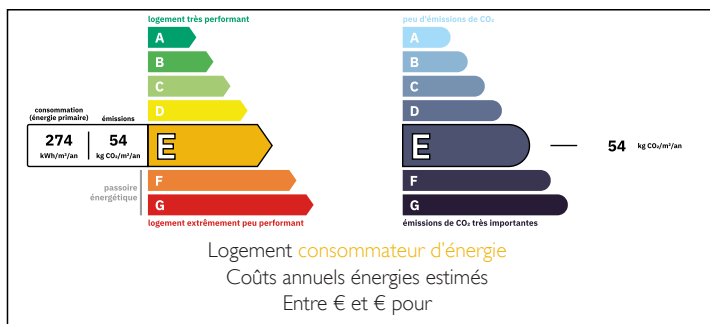
Town:	Mayenne
Department:	Mayenne
Bed:	7
Bath:	3
Floor:	427 m2
Plot Size:	300 m2



## IN BRIEF

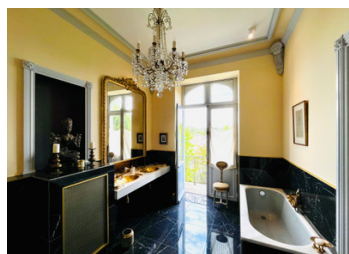
An opportunity to own an extraordinary property in the centre of Mayenne – where timeless elegance meets impeccable design. This property offers enormous business potential as a high-end B&B, or simply an exquisite family residence. Ideally located within easy reach of Laval train station, with high-speed connections to Paris, it also makes for a luxurious weekend retreat with excellent commuting possibilities.

## 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.



## LOCAL TAXES

**Taxe foncière: 3600 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

An extraordinary 19th-century property, built in 1878 and meticulously restored by an interior designer and upholsterer.

Situated in the heart of Mayenne's historic Notre-Dame district, just steps from the château and basilica.

### Key Features:

Historical Grandeur:

Belle Époque architecture with elegant proportions and ornate detailing.

Former carriage entrance adorned with four grand statues representing the Four Seasons.

Impressive double-height entrance doors and majestic façade.

### Refined Interiors:

Stunning entrance hall with classical pillars, chandeliers, and a decorative tiled floor.

Formal dining room (20m<sup>2</sup>) with bespoke cabinetry and large front-facing windows.

Elegant salon (25m<sup>2</sup>) with chandelier, baby grand piano, and sophisticated décor.

Interior design throughout reflects expert curation and high-end finishes.

### Versatile Living Spaces:

Secondary sitting room (25m<sup>2</sup>) with open fireplace, leading to a veranda and serene garden.

Bespoke kitchen (21m<sup>2</sup>) with custom cabinetry and adjoining utility room.

Bright garden room (20m<sup>2</sup>) overlooking a statue-dotted garden and blooming roses.

Ground floor also includes a WC, private courtyard, and stairs to a rooftop terrace.

### Period Details:

Original wooden doors, panelling, and a graceful sweeping staircase from basement to top floor.

Two wine cellars in the basement – a rare and unique feature.

### First Floor: