

Rare, character property located in an enchanting setting, 3/4-bedroom house, SPA, stables/barn, winter Garden

EXCLUSIVE



INFORMATION

Town:	Saint-Pierre-la-Cour
Department:	Mayenne
Bed:	3
Bath:	4
Floor:	412 m2
Plot Size:	15843 m2

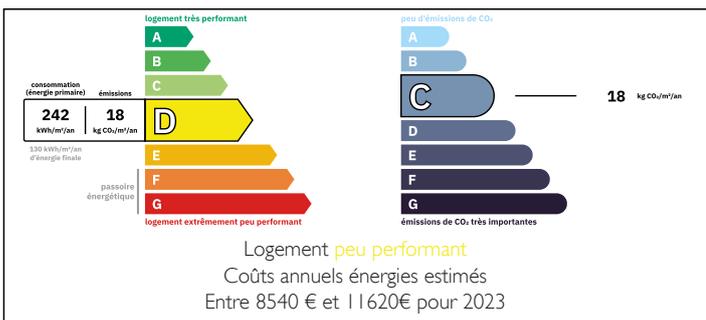
IN BRIEF

Tucked away at the end of a long private driveway, yet only 2 km from Saint-Pierre-La-Cour and its shops, services and schools, this sumptuous property, rare on the market, has everything you may want. Composed of a family home and several outbuildings, it beautifully combines authenticity, wellness, and modernity.

Set within a park of over 1.5 hectare, this dream property includes a magnificent, fully renovated house of 271 m² with 3 bedrooms and 3 bathrooms, a wellness space with a spa and sauna (141 m²), connected by a bright patio (this could also be turned into a guest house or a workspace ideal for business), a winter garden, a superb barn with horse stalls, a kennel, a decorative pond, and fields suitable for horses.

Ready to move in, it features only high-quality materials and attention to detail that truly stands...

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

1) The Main House (271 m²):

Ground Floor: A spacious entrance hall leads to a vast, bright open-plan living space with a entertaining area featuring a pool table, bar, and open fireplace for cozy winter evenings. There's a dining area, a beautiful modern kitchen fully equipped, plenty of storage, countertops, and a central island, and a large, comfortable living room with a second fireplace. A laundry room (which could become a bedroom if needed), a cloakroom, a WC, a wine cellar, a wood storage room, and two technical rooms complete this level.

First floor: A beautiful mezzanine serves two bedrooms, each with an attached bathroom and WC, and a master suite with dressing room, bedroom, bathroom with shower, bathtub, WC.

2) The Bright Patio (approx. 50 m²):

Located at a right angle, it connects the house to a wellness space/outbuilding with aluminium windows and different areas for relaxation.

3) The Outbuilding 1/Wellness Area (141 m²):

Currently used as a wellness area/SPA (with underfloor heating), this could also be turned into a guest house if that's your plan. It consists of a large open living space with a central fireplace, a SPA area with a sauna, jacuzzi, Italian-style shower, WC, and a technical room. Upstairs, there's a bright mezzanine.

4) Second Outbuilding:

With an open fireplace and high windows with a hydraulic control system, this could become a magnificent winter garden or orangery (approx. 40 m², water and electricity available).

5) Third Outbuilding/Barn (approx. 110 m²):

Comprising a garage and three horse stalls, this also...

LOCAL TAXES

Taxe foncière: **1801 EUR**

Taxe habitation: **EUR**

NOTES