

Beautifully presented historic mill offering contemporary living along with income potential in popular town.



INFORMATION

Town:	Montsûrs
Department:	Mayenne
Bed:	5
Bath:	5
Floor:	297 m2
Plot Size:	3723 m2



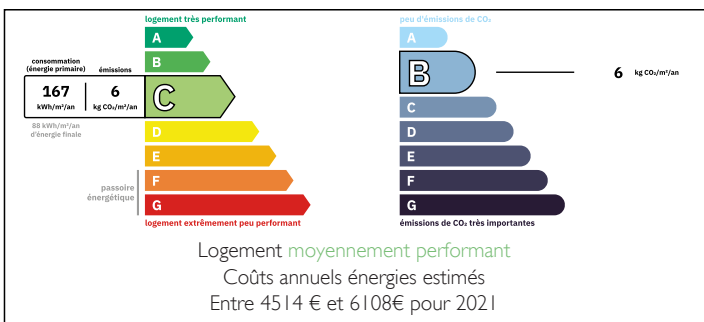
IN BRIEF

Nestled in a quiet location beside a stream in a popular Mayenne town, this lovely former mill has been entirely renovated by an architect to an exceptional standard, blending historic charm with the comfort and elegance of high-quality contemporary living.

Currently run as a successful B&B, all the bedrooms are ensuite with the master bedroom featuring a private bathroom and dressing room. With approximately 297 square metres of living space this exceptional residence offers a rare lifestyle opportunity for anyone looking for a beautiful home with an income.

Just 20 km from both Laval and Mayenne, the property is easily accessible with good rail links to Le Mans, Rennes and Paris, making it an attractive location for visitors. The town is well catered for in terms of local amenities and everything is

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

Opening onto an elegant entrance area, the ground floor offers a spacious reception and living room and a dedicated study, leading to a separate dining room and fully fitted, well equipped kitchen. A breakfast area at one end of the kitchen provides a view of the garden and river via a spectacular glass-enclosed bay window. A laundry room with WC completes this level.

From the ground floor, an impressive stairwell leads to a landing on the first floor, arranged as an intimate lounge, providing guests with a private space to relax and read. In addition to the sumptuous master suite, there are 2 additional bedrooms, both with their own en-suite bathrooms and WCs. The accommodation continues on the second floor with a further lounge area and two more bedrooms, each with private bathroom with WC.

Outside, the property is surrounded by approximately 3,723 square metres of landscaped, wooded grounds, with a stream running through and a feature bridge. A south facing terrace offers a sunny space to relax and enjoy some al fresco dining. A gravel parking area with a double garage, currently used as a workshop and storage area, provides a practical solution for both guests and owners.

Montsûrs-Saint-Cénére is an ancient medieval town located about twenty kilometres from both Laval and Mayenne. A rural commune within the Pays de la Loire, its proximity to some of the largest towns in the department make it an ideal place to stay while exploring the area.

Information about...

LOCAL TAXES

Taxe habitation: EUR

NOTES