

## 4/5 bedroom estate with heated pool & fishing lake, minutes from Le Mans and the 24 Hours circuit



## INFORMATION

Town:	Le Mans
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	17964 m2



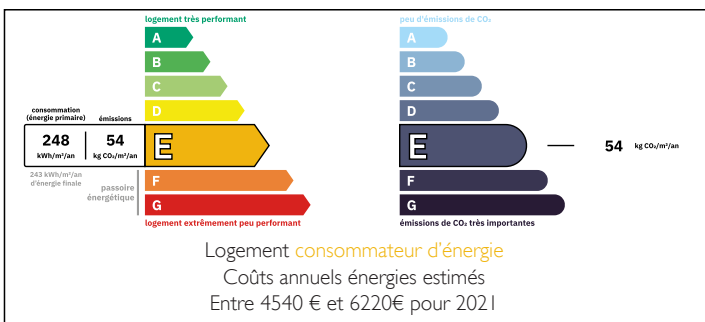
## IN BRIEF

Situated in the south of Le Mans, this substantial detached property offers comfortable living space set within fully enclosed grounds including a heated, covered swimming pool, a private lake and a paddock with animal shelter.

The house provides generous and adaptable accommodation with two reception rooms featuring fireplaces, a main fitted kitchen opening into a large conservatory plus a second one, three ground-floor bedrooms and an additional bedroom and large mezzanine upstairs. The layout allows flexibility for family living, entertaining or multi-generational use.

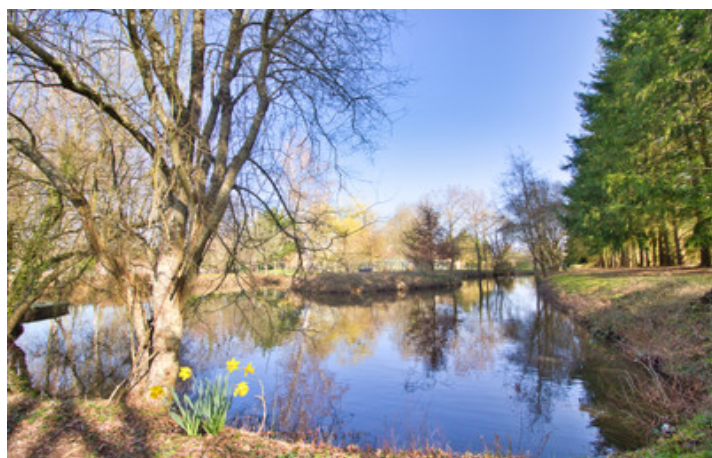
The extensive grounds offer privacy and space rarely found so close to the city and are well suited to equestrian use, with sufficient land to accommodate horses. The property remains within easy reach of central Le Mans and the internationally renowned 24 Hours of Le Mans circuit.

## 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

Situated close to Le Mans, a historic city offering hospitals, secondary schools, shopping centres, restaurants and the preserved Cité Plantagenêt, the property also enjoys convenient access to the internationally renowned 24 Hours of Le Mans circuit and the Pôle Européen du Cheval (one of France's largest equestrian centres). High-speed TGV services connect Le Mans to Paris in about one hour.

The house sits within a fully enclosed plot of approximately 18,000 m<sup>2</sup>, secured by an electric entrance gate and perimeter fencing, providing privacy and controlled access. The grounds include a heated in-ground swimming pool (6 m x 12 m) with a fully convertible high pool enclosure and electric safety cover, allowing extended seasonal use. The property also features a fishing lake of approximately 1,700 m<sup>2</sup> (stocked with roach and pike), fed by the groundwater table and equipped with an overflow. The land includes lawned areas, natural zones around the lake and a fenced paddock with shelter for animals.

This detached house was built in 1971 beneath a tiled roof and offers generous living space.

On the ground floor, the entrance hall (5.13 m<sup>2</sup>) opens into the main circulation area. The principal open-plan living and dining room (35.36 m<sup>2</sup>) benefits from direct access to the conservatory (36 m<sup>2</sup>). The fitted kitchen measures 15.96 m<sup>2</sup>. A corridor leads to the sleeping area and a secondary living space comprising three bedrooms (9.69 m<sup>2</sup>, 10.65 m<sup>2</sup> and 11.72 m<sup>2</sup>), a shower room (5.58 m<sup>2</sup>) and a separate WC (1.21 m<sup>2</sup>). A...

## LOCAL TAXES

**Taxe foncière: 3958 EUR**

**Taxe habitation: EUR**

## NOTES