

Elegant and spacious private mansion at the gateway to the Perche region

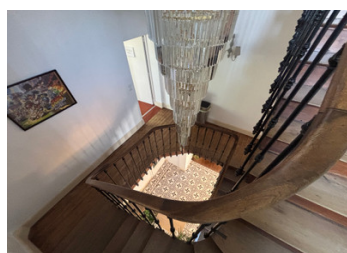
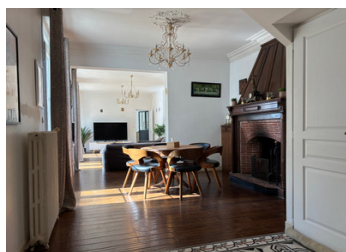


INFORMATION

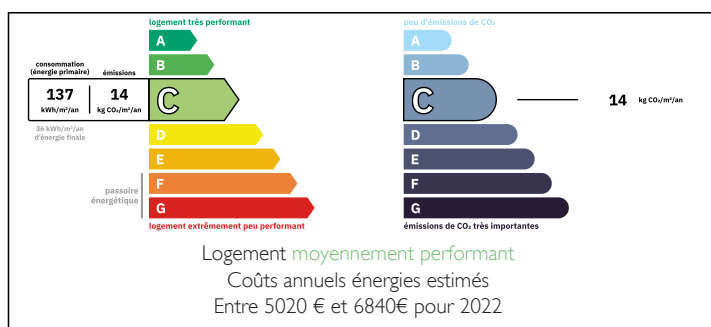
Town:	Mamers
Department:	Sarthe
Bed:	0
Bath:	5
Floor:	460 m2
Plot Size:	1200 m2

IN BRIEF

This impressive private mansion offers 460 m² of living space, featuring two spacious living areas—one on the ground floor and another on the first floor—along with 7 or 8 very comfortable bedrooms, 5 shower rooms, and 5 separate toilets. A large kitchen with a central island, complemented by a basement scullery, makes hosting large gatherings effortless. Leisure amenities include a small swimming pool, a sauna, and a room fitted out like a hotel bar. The entire property has undergone a tasteful, understated restoration from floor to ceiling, leaving a blank canvas for future interior design projects. A large terrace overlooking a wooded park further enhances the property.



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

On the ground floor: a large kitchen, a spacious living area with a fireplace, two bedrooms (each with a fireplace), a large entrance hall, a bathroom, a separate toilet, and a relaxation room with a sauna.

On the first floor: a master suite with a bathroom and separate toilet, a large living area, an office, a kitchenette, and a room set up as a gym.

On the second floor: a second master suite with a shower room and separate toilet, three bedrooms, a huge dormitory, a bathroom and separate toilet, and a room fitted out as a hotel-style bar.

Includes a vaulted cellar and parking for two vehicles with automatic doors.

Features a 1,200 m² garden with a terrace and swimming pool, plus a second garden on the west side.

LOCAL TAXES

Taxe foncière: 4400 EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES