LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47165SVM53 Price: 595 000 EUR

agency fees to be paid by the seller

Elegant 17th-Century Hôtel Particulier with Walled Garden Overlooking a Historic Square in Mayenne















INFORMATION

Town:	Mayenne
Department:	Mayenne
Bed:	6
Bath:	4
Floor:	383 m2
Plot Size:	1065 m2

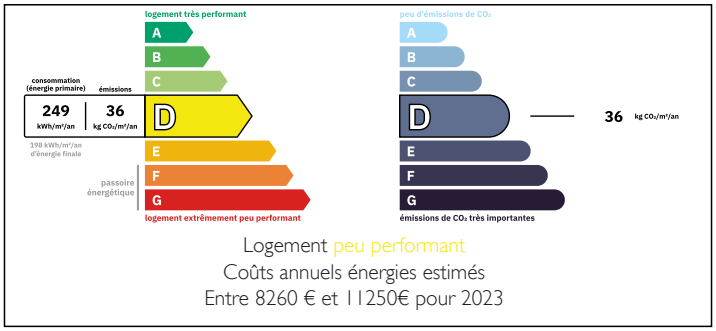
IN BRIEF

Dating from 1690, this distinguished hôtel particulier, originally built as a Barons' townhouse, occupies a prominent position overlooking one of Mayenne's historic town squares, within comfortable walking distance of shops, schools and everyday amenities.

Discreetly set behind traditional carriage gates, the property combines impressive period architecture with a remarkable sense of privacy, offering approximately 383m² of accommodation together with a private courtyard, walled garden and substantial 19th-century dependency.

Currently combining private residential accommodation with chambres d'hôtes, the property offers exceptional flexibility, whether envisaged as a substantial family home, for extended family living, or with continued potential for guest accommodation.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 8260 € et 11250€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**3167 EUR**

NOTES

DESCRIPTION

OVERVIEW
Historic 17th-century hôtel particulier dating from 1690
Approximately 383m² of accommodation
Three principal residential floors
Six bedrooms
Original cellars, attics and rooftop cupola access
Private courtyard and landscaped walled garden
Substantial 19th-century dependency
Numerous original architectural features retained

Among the most notable spaces are the magnificent Grand Salon, the original sweeping staircase and the principal bedroom suite, all reflecting the scale and architectural character of this remarkable period property.

Entrance & Courtyard
Accessed through traditional carriageway gates, the property opens into a private inner courtyard with covered off-street parking and planted borders

The enclosed courtyard provides a peaceful and private setting, with access continuing through to the walled rear garden.

Ground Floor – Formal Reception Rooms
The entrance foyer immediately reflects the proportions and character of the house, with a granite floor, decorative ceilings and an impressive original staircase sweeping upwards through the heart of the property.

Two principal 17th-century reception rooms are arranged on this level.

Grand Salon – 44.49m²
One of the outstanding rooms of the property, the Grand Salon is flooded with natural light from six tall French windows overlooking the courtyard and...