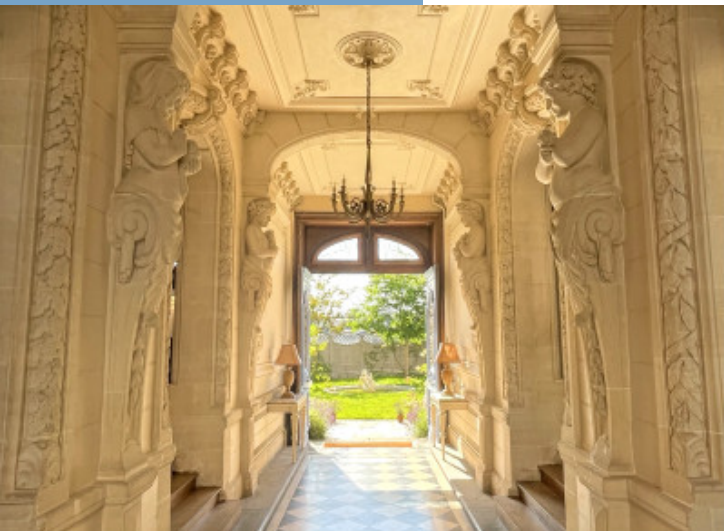




## HÔTEL PARTICULIER – 6 PLUS CHAMBRES – JARDIN & GARAGE – CENTRE MAYENNE

HÔTEL PARTICULIER – 6  
PLUS CHAMBRES – JARDIN  
& GARAGE – CENTRE  
MAYENNE

...



PROPERTY FACT FILE	
REFERENCE	A41762SVM53
PRICE	€ 880,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (836 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	3
ACCOMMODATION	427 m <sup>2</sup>
LAND	300 m <sup>2</sup>
TOWN	Mayenne
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home, Maison de Maitre
CONDITION	
FEATURES	Mains Drains, Garage, Detached
<small>*Price based on current exchange rate which is subject to change</small>	





- 460 m² Mansion
- 4 + bedrooms & separate 2-bed apartment
- Landscaped garden & tandem garage
- Walk to shops, river & all amenities
- 30kms to the TGV Paris (1h15mins Montparnasse)

HÔTEL PARTICULIER – 6  
PLUS CHAMBRES – JARDIN  
& GARAGE – CENTRE  
MAYENNE

...

Ref : A41762SVM53

This magnificent Belle Époque property offers elegant proportions, exquisite architectural detail, and a wealth of original classical features, creating a rare blend of historic grandeur and comfortable modern living.

## DESCRIPTION

This magnificent Belle Époque property offers elegant proportions, exquisite architectural detail, and a wealth of original classical features, creating a rare blend of historic grandeur and comfortable modern living.

Centrally located in the historic town of Mayenne, this impressive home has been presented and meticulously maintained to a very high standard. Ideally suited as a family residence or a stylish second home, it also offers excellent business potential thanks to its independent two-bedroom apartment with large studio.

The property is further enhanced by a walled, landscaped garden, private garage, and a prime location within walking distance of boutique shops, bars, and restaurants.

Upon entering the property, you are welcomed into the grand former carriage entrance, an impressive space adorned with four ornately carved stone statues representing the Four Seasons. The double-height entrance doors and majestic façade set the tone for the elegance found throughout the house.

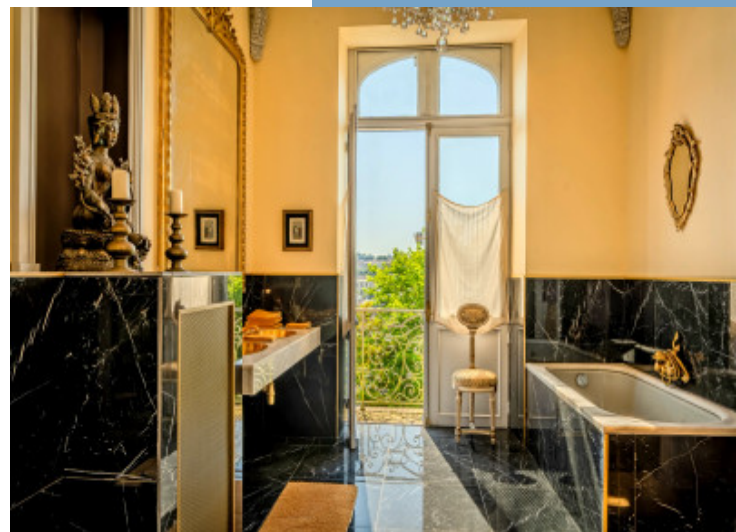
Leading from the entrance hall are doors to both the left and right, opening into the principal reception rooms.

The formal dining room (20 m²) is beautifully appointed with handcrafted floor-to-ceiling cabinetry and large double windows, creating a bright and refined space ideal for entertaining, family gatherings, and festive occasions. The fully fitted bespoke kitchen (21 m²) is tastefully presented in keeping with the character of the property, combining original crafted oak units...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41762SVM53>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

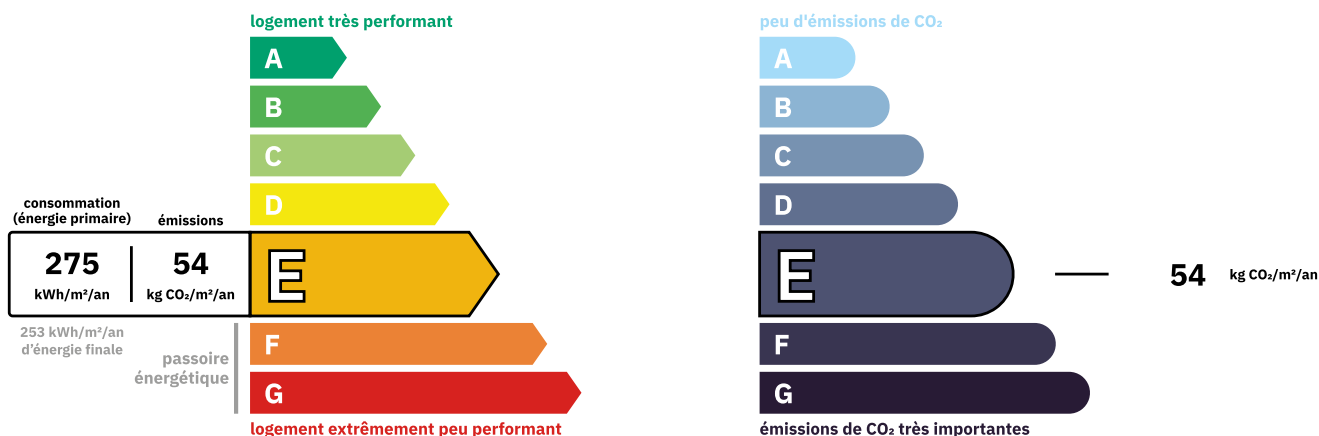
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

HÔTEL PARTICULIER – 6 PLUS  
CHAMBRES – JARDIN &  
GARAGE – CENTRE MAYENNE  
...

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

Ref : A4I762SVM53

## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 6650 € and 9060€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A4I762SVM53  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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