LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT 17TH-CENTURY HÔTEL PARTICULIER WITH WALLED GARDEN OVERLOOKING A HISTORIC SQUARE IN MAYENNE

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PROPERTY FACT FILE

REFERENCE	A47165SVM53
PRICE	€ 595,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	383 m²
LAND	1065 m²
TOWN	Mayenne
DEPARTMENT	
LOCATION	Town property
TYPE	Gîtes, House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Mains drainage, Barns - outbuildings, High speed internet

*Price based on current exchange rate which is subject to change





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- 17th-century hôtel particulier dating 1690
- 383m² of accommodation with 6 bedrooms
- Magnificent 44m² Grand Salon
- Private courtyard & walled garden
- 19th-century dependency with potential

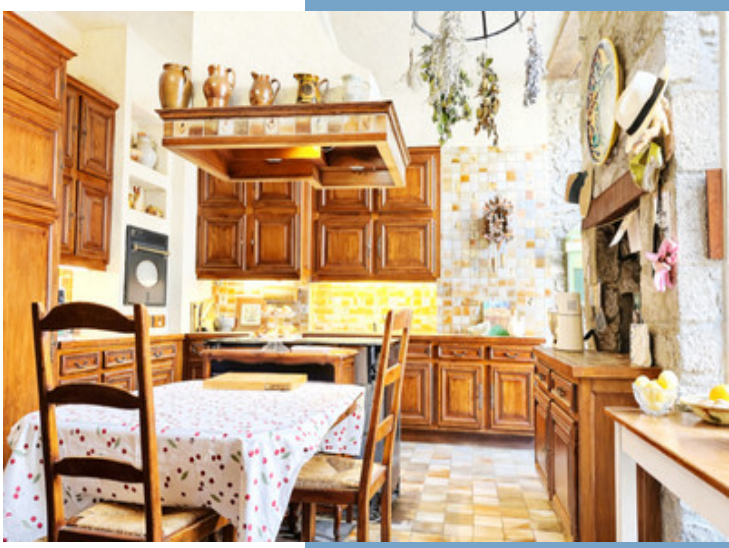
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Dating from 1690, this distinguished hôtel particulier, originally built as a Barons' townhouse, occupies a prominent position overlooking one of Mayenne's historic town squares, within comfortable walking distance of shops, schools and everyday amenities.







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 gardens.

Period features include floor-to-ceiling panelling, neoclassical columns, Versailles parquet flooring, ornate ceiling mouldings, a marb...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47165SVM53

COMPLETE FILE AND PHOTO ON REQUEST

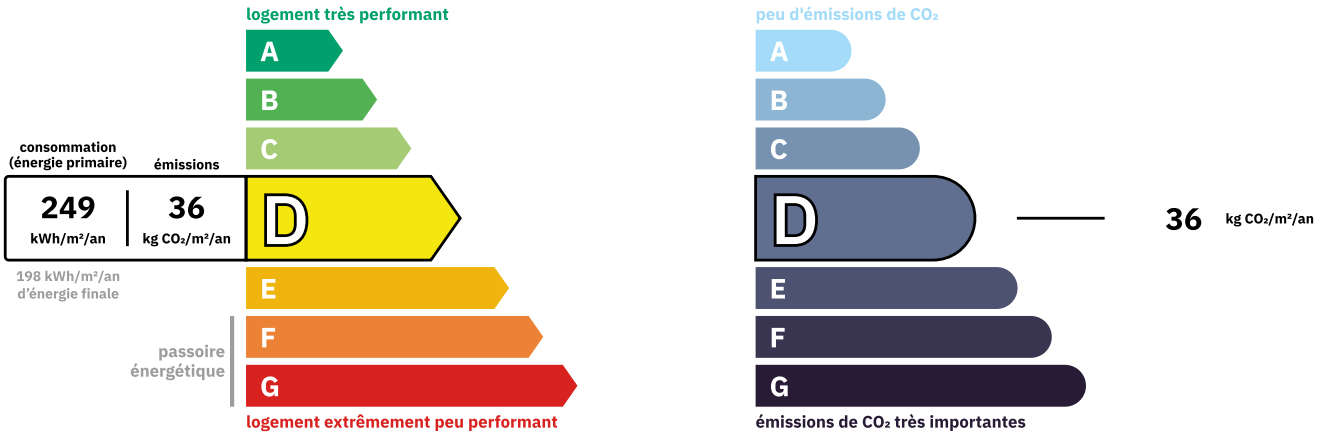
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 8260 € and 11250€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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