



House

LE MANS (72)

**579 900 €\***

\* Agency fees to be paid by the seller



197 m<sup>2</sup>



8 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

It will take you barely 10 MN FROM THE CITY CENTER OF LE MANS to reach this superb residence nestled in a privileged setting in a very popular town in the first crown of Le Mans.

Once past the entrance gate, you will appreciate this feeling of being at home, like on vacation in the countryside and yet close enough to amenities (schools, shops and buses).

This charming house has many advantages!

Not only does it offer comfortable spaces but it offers a possible life on one level.

From a real entrance, you will discover a very beautiful living space: a cozy living room with its exposed beams and its fireplace, a convivial dining room with its superb solid parquet floor and a spacious fitted and equipped kitchen.

And in this kitchen, you can easily enjoy your meals in a friendly atmosphere thanks to a beautiful table with a view and direct access to the terrace and the garden.

Everything is warm in this house! It is made to feel good about it.

What makes life even more enjoyable is the possibility of being able to live on one level thanks to a master suite offering a bedroom, a dressing room, a bathroom and a private toilet.

On the ground floor, there is also a very pleasant and bright office with its mezzanine that can also be used as a bedroom. The upper floor of this comfortable house is dedicated to the sleeping area.

Thus, you will find three bedrooms, a shower room made of quality materials and a separate toilet.

This level is served by a large landing that can serve as a quiet lounge dedicated to children, for example.

In total, this beautiful residence offers no less than 5 bedrooms and a large office (possibility of easily considering it as a 6th bedroom). Ideal for a comfortable family life where everyone will find their living space!

You can park your vehicle in the garage and enjoy an adjoining cellar.

The landscaped grounds are enclosed and secured by an electric entrance gate.

The land is suitable to greet a swimming pool if you wish to add one.

All you have to do is put down your suitcases and enjoy this beautiful property with luxury appointments.

First contact by sms for a quick response.

VISIT AFTER STUDY OF THE FINANCIAL FILE. The fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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**LE-MANS (72000)**

Agent

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MANS

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 820888  
Property type ..... House  
Year of construction ..... 1983  
View ..... Vue sur Jardin

### SURFACES

Living space ..... 197 m²  
Land surface ..... 2000 m²

### COMPOSITION

Number of rooms ..... 8  
Number of bedrooms ..... 6  
Number of bathrooms ..... 1  
Toilets count ..... 2  
Washrooms ..... 1  
Balcony ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 224  
GES ..... 7

### APPENDIX

Parking ..... extérieur  
Parking space ..... 3  
Garage ..... 1  
Videophone ..... Oui

### SERVICES

Heater ..... électricité  
Kitchen ..... américaine



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