



House with character

LE MANS (72)

990 000 €*

* Agency fees to be paid by the seller



308 m²



9 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

LUXURY IS RARITY.

Less than 1h45 by car from Paris and 10MN from the motorway exit, the Perche region invites you to discover one of its atypical residences dating from 1850. This southernmost part of Normandy is crisscrossed with a multitude of waterways and is full of a number of magnificent mills built between the 15th and 19th centuries. This exceptional property that you are about to discover is an old water mill transformed over time. Largely renovated, it continues today to shine through its architecture, its authenticity and its volumes.

To start the visit, you will take the reception path. As you progress, the property will be revealed.

First, you will discover a tennis court then you will be offered the splendid perspective of a green park of 1.8 hectares before finding yourself in front of the beautiful facade of the main house. Today, the living area is approximately 308m2 spread over two levels.

On the ground floor you will find an incredible living space. A kitchen leads to a dining room with its fireplace and a masterful living room of approximately 80m2 with its cathedral ceiling. This space offers extraordinary brightness, with a view of the park and the swimming pool. It also has an imposing fireplace which warms everything up.

In this old mill, you can live comfortably on one level thanks to a bedroom, a bathroom, a separate toilet and a fully equipped wellness area as it offers a jacuzzi, a shower, a sauna and potentially a hammam (currently convicted).

Upstairs, the sleeping area consists of four bedrooms, a shower room, a bathroom and an office which can easily become a 5th bedroom (surface area of 29m2).

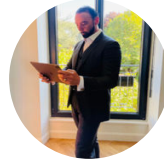
This soothing sound that you will hear during the visit is simply that of the watercourse which runs alongside the property and classified in category 1. A place secluded from the property will allow you to enjoy this bucolic setting inviting a certain serenity.

This rare estate would not be complete if it did not offer you a beautiful heated swimming pool as well as a tennis court. The property has outbuildings: a cellar, a garage, a courtyard with its old bread oven, a technical room and a large annex space currently used as a workshop. If you want to buy an original residence in Normandy, why not let yourself be seduced by this old water mill? VISIT AFTER FINANCING STUDY OF YOUR FILE. First contact by SMS for a quick response.

- Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Philippe-Louis NAON

LE-MANS (72000)

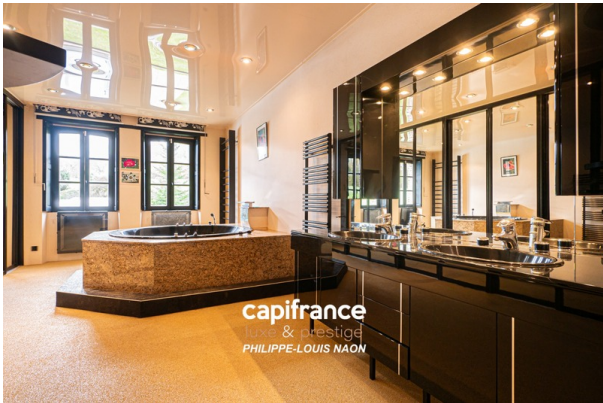
Agent

RSAC : 397 789 975 00042

Courts service city : PARIS

(+33)7 83 17 07 97

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 841301
Property type House with character
Year of construction 1850
View Vue dégagée, sur Piscine, sur Rivière

SURFACES

Living space 308 m²
Living room surface 80 m²
Land surface 17655 m²

COMPOSITION

Number of rooms 9
Number of bedrooms 6
Toilets count 3
Terrace 1

DPE/GES

DPE 327
GES 69

APPENDIX

Parking extérieur
Parking space 10
Garage 1
Cellar 1
Videophone Non

SERVICES

Heater fuel
Kitchen aménagée
Swimming-pool Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle