



House with character

LE MANS (72)

599 900 €*
capifrance
LUXE & PRESTIGE
PHILIPPE-LOUIS NAON

* Agency fees to be paid by the seller



245 m²



8 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

In the heart of the countryside near Le Mans Nord, come and discover this rare real estate complex full of charm and authenticity.

As soon as you arrive, you will discover a building of character where the plants harmonize with the mineral of a beautiful roussard stone facade, characteristic of our beautiful region. When visiting the house, you will be amazed by the generous spaces it offers. The living room includes a dining room and a cozy lounge with its fireplace.

Adjoining is a pleasant country-style kitchen with plenty of storage space.

From this living space, as an extension of the house, you will benefit from a covered terrace offering a view of the orchard and the entire park. You can live on one level in this farmhouse thanks to a spacious master suite, a bathroom (with shower and bathtub) and a private toilet.

A laundry room and a technical area are on the ground floor. A staircase will take you to the imposing upstairs mezzanine used as an office. From the latter, you can discover four bedrooms, a toilet and a shower room. If this superb farmhouse offers a total of 5 bedrooms and a comfortable living space, it also offers an attractive exterior. The property's park is dense and hilly. It consists of an orchard, meadows and water points...

The land near the house is also suitable for swimming pools. This real estate offer also consists of a large outbuilding corresponding to a secondary house of approximately 80m² of living space.

Entirely in its original state, it is currently used as a storage space but after rehabilitation, it could perfectly become a guest house or be used for guest rooms since it is completely independent. This characterful property is the perfect country residence where you can imagine meeting family and friends to share precious moments and create lovely memories. Furthermore, it is endowed with that extra soul that one can only understand after having visited it...

VISIT AFTER TELEPHONE INTERVIEW AND STUDY OF YOUR FINANCIAL 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!



**Cyrielle GALLIOT
NAON**

LE-MANS (72000)

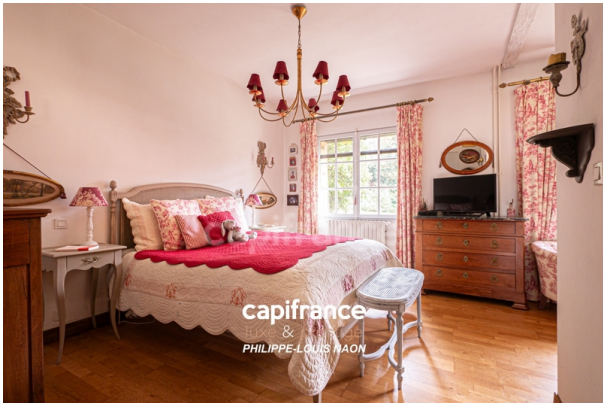
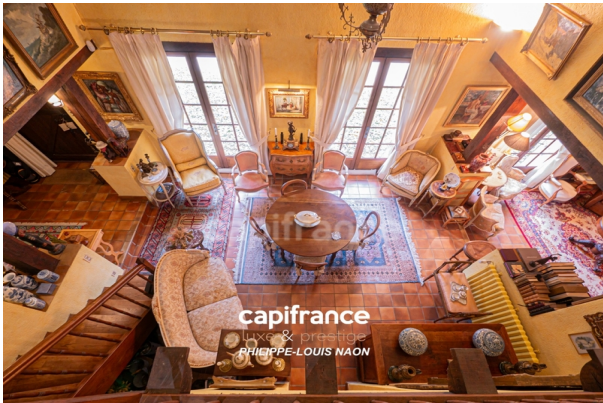
Agent

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MANS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 853696

Property type House with character

Year of construction 1890

View Vue dégagée, sur Jardin

SURFACES

Living space 245 m²

Land surface 28000 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 6

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 199

GES 40

APPENDIX

Parking extérieur

Parking space 15

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater fuel

Kitchen aménagée



CAPIFRANCE
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CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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