



Bourgeois house

LE MANS (72)

**1 590 000 €\***

\* Agency fees to be paid by the seller



260 m<sup>2</sup>



10 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

LARGE PROPERTY CLASSIFIED IN THE CATEGORY OF VERY RARE "EXCLUSIVE" RESIDENCES FOR SALE.

ONLY 55 minutes FROM PARIS BY TGV, I invite you to discover today one of the most beautiful properties in the city of Le Mans.

Located in a popular area of the city center a few steps from the "Jardins Des Plantes", this magnificent bourgeois residence built by an architect at the beginning of the 20th century stands elegantly in the middle of a green setting.

From the moment you enter, the charm operates.

A gallery welcomes you and immediately allows you to see that this residence has kept all its soul.

The ceiling height, the mouldings, the fern parquet flooring... everything is there and in excellent condition!

From the start of the visit, you will appreciate the extraordinary volumes and brightness of the living space.

This consists of a dining room and a very spacious living room, opening onto a bow window offering a breathtaking perspective of the wooded park.

On the ground floor, you will also find a fitted and equipped kitchen, a toilet and a large office that can serve as a second, more intimate living room.

The upper floor is served by a staircase at the height of this prestigious property: it is elegant, wide and comfortable.

On the first floor, a landing serves three bedrooms including a master suite including a dressing area and shower room. One of the other bedrooms also offers its private bathroom.

The second floor offers a bedroom, a shower room and an incredible space that can easily be partitioned to become 2 independent bedrooms.

This top floor has a certain character with all its openings and the exposed framework.

This residence is built on a very well appointed basement including a part with parquet flooring.

A staircase in the immediate vicinity of the kitchen will allow you to access it.

You will discover a laundry room, linen room, second fitted kitchen whose openings allow you to continue to enjoy the beauty of the exterior setting.

In this basement, there are several storage cellars as well as a technical room including the 2020 Frisquet city gas boiler, the water softener and the automatic watering system for the garden.

This bourgeois villa has been designed down to the smallest detail: this is why for wine lovers, you will have the chance to benefit from a cellar at the perfect temperature.

The visit continues with the exteriors. First, you will find a large garage with its motorized door that can accommodate up to 4 cars. Above this garage, a charming T2 has been fitted out with independent access.

It consists of a large bright living room with its kitchen, a separate bedroom with its private shower room. Back in the wooded park, you can enjoy a very large salt swimming pool, removed from the house in an intimate setting. It also offers a pool house including shower and WC.

The entire property is enclosed, not overlooked.

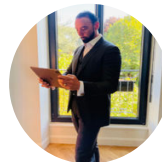
Diagnostics will be updated this week.

Visit after financing study.

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](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!



**Philippe-Louis NAON**

**LE-MANS (72000)**

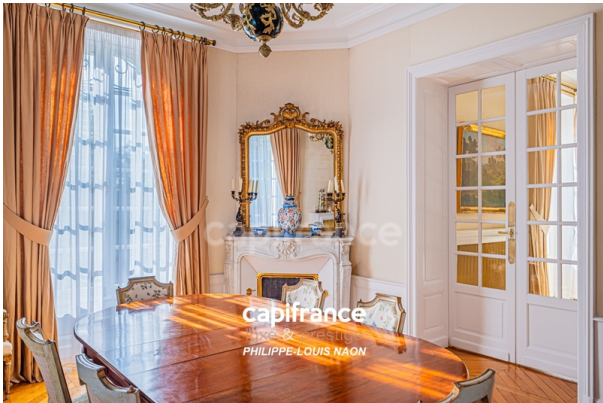
Agent

RSAC : 397 789 975 00042

Courts service city : PARIS

**(+33)7 83 17 07 97**

LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 853702

Property type ..... Bourgeois house

Year of construction ..... 1810

View ..... Vue dégagée, sur Jardin, sur Piscine

### SURFACES

Living space ..... 260 m²

Land surface ..... 3178 m²

### COMPOSITION

Number of rooms ..... 10

Number of bedrooms ..... 6

Number of bathrooms ..... 2

Toilets count ..... 4

Washrooms ..... 3

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 232

GES ..... 49

### APPENDIX

Parking ..... extérieur

Parking space ..... 10

Garage ..... 1

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Heater ..... gaz

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