COLDWELL BANKER
EUROPA REALTY

House Conlie 350 m²



SALE PRICE : 715 780 €

EMAIL : VALPROPERTY@COLDWELLBANKER.FR

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Nestled in an unspoiled natural setting, in the heart of a rolling and verdant landscape, this historic property dating back to 1100 — a former seigneury of the Counts of Maine — is a true haven of peace, combining authenticity, modern comfort, and rare potential.

Just 18 minutes from the very center of Le Mans, and close to a village offering all amenities, including schools, public transport, and a train station, the main residence spans 350 m² and offers generous volumes and an unparalleled quality of life. The reception rooms, all spacious, feature wood-burning stoves, dual exposure, and breathtaking views over the surrounding countryside. A master suite of approximately 45 m², along with six additional bedrooms, perfectly complements this elegant ensemble.

The exterior is equally impressive: over one hectare of impeccably maintained grounds, beautifully landscaped with flowers, mature trees, a fruit orchard, vegetable garden, and a tennis court. Several outbuildings with renovated roofs and structures offer great potential for professional, guesthouse, or artistic activities. You will also find multiple garages, a stunning vaulted cellar, and excellent technical specifications (aluminum/wood joinery, solar panels, recently redone roofs and framework on all three buildings, energy rating C).

A rare opportunity, combining prestige, nature, and development potential — ideal for lovers of heritage, wide open spaces, and tranquility.

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	350.0 m²	Property tax:	€1.00
Number of rooms:	14 rooms	Number of bedrooms:	7 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 141

Greenhouse gas emissions (GHG) index: D 31

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr