COLDWELL BANKER
EUROPA REALTY

House Guécélard 300 m²



SALE PRICE : 714 000 €

EMAIL : VALPROPERTY@COLDWELLBANKER.FR

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Renovated Single-Storey Property with Swimming Pool and Guest House – Nearly 300 sqm – Near Le Mans, France

Located in Parigné-le-Pôlin, near Guécélard and just 15 minutes from Le Mans and its TGV station, this exceptional countryside property was built in 2005 and extensively renovated to a high standard in 2026. Set on 4,012 sqm of land, it enjoys an exceptionally peaceful setting, uninterrupted countryside views and complete privacy, with no overlooking neighbours.

The spacious single-storey main residence offers 246.59 sqm of living space, including an impressive open-plan living and dining area of nearly 100 sqm with a contemporary kitchen. Large sliding glass doors open directly onto the terraces and swimming pool, creating a seamless connection between indoor and outdoor living.

The sleeping accommodation comprises five bedrooms, including a principal suite with a dressing room and private bathroom, together with additional bathrooms and shower rooms. A separate, renovated outbuilding of approximately 50 sqm brings the property's total accommodation to nearly 300 sqm, providing independent space for family and guests or a dedicated home office.

The extensive 2026 renovation combines high-quality finishes, contemporary comfort and excellent energy efficiency. Features include geothermal underfloor heating and cooling, smart-home automation, electric shutters, automated gates and a fully renovated wastewater treatment system. The property benefits from an excellent B energy rating.

Outside, approximately 120 sqm of terraces surround a beautifully renovated 13.20 × 6.20 m swimming pool, which can be heated using the geothermal system. Palm trees and olive trees enhance the grounds, which enjoy open views across the surrounding countryside.

A garage and generous storage areas complete the property.

Ideally situated near Le Mans, internationally renowned for its 24 Hours motor race, the property is approximately 15 minutes from the TGV station, offering direct connections to Paris in around one hour. Combining the tranquillity of the French countryside with modern comfort and convenient access to Paris, this property is equally suited to a permanent family residence or a second home in France.

Buyer’s agency fees.
Net seller price: €680,000. Agency fees: €34,000 incl. VAT. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	300.0 m²	Number of rooms:	8 rooms
Number of bedrooms:	5 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): B 99

Greenhouse gas emissions (GHG) index: A 3

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