COLDWELL BANKER
EUROPA REALTY

House Le Mans 242 m²



SALE PRICE : 840 000 €

EMAIL : VALPROPERTY@COLDWELLBANKER.FR

EXCLUSIVITY

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

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DESCRIPTION

Contemporary Home with Swimming Pool near Le Mans

Coldwell Banker Val Property presents this contemporary house with swimming pool in Yvré-l'Évêque, just outside Le Mans, in a quiet and sought-after residential setting in the Pays de la Loire region.

Approached via a private driveway, the property stands on 3,931 sqm (approx. 0.97 acre) of land with a large garden. Its contemporary architecture, generous proportions and large openings create a seamless connection between the interiors, terraces, swimming pool and outdoor spaces.

The ground floor is centred around an impressive open-plan living and dining area with fitted kitchen. A principal bedroom suite with dressing room and shower room provides comfortable single-level living. A study, which may also be used as an additional bedroom, together with a utility room, technical room and wine cellar, completes this level.

Upstairs, a mezzanine leads to three further bedrooms, a bathroom, a shower room and a terrace.

Outside, extensive terraces provide generous entertaining and relaxation areas around the swimming pool and large garden. A summer kitchen with barbecue and wood-fired oven, together with a children's play area, further enhances the outdoor spaces. A garage, covered area and additional parking complete the property.

Designed with energy efficiency and modern comfort in mind, the house features an air-source heat pump with underfloor heating on both levels, air conditioning, photovoltaic solar panels, a central vacuum system, remotely controlled equipment, a fully wired data network with server, and rainwater harvesting.

With an outstanding A energy rating, this spacious and energy-efficient contemporary property combines privacy, modern amenities and excellent accessibility. Located within easy reach of Le Mans and its high-speed TGV connections to Paris, it offers an attractive setting for a family home or residence in western France.

Buyer's agency fees.
Net seller price: €800,000. Agency fees: €40,000 incl. VAT. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	242.0 m²	Property tax:	€2.00
Number of rooms:	7 rooms	Number of bedrooms:	5 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): A 34

Greenhouse gas emissions (GHG) index: A 1

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