COLDWELL BANKER
EUROPA REALTY

House Le Mans 300 m²



SALE PRICE : 670 000 €

EMAIL : VALPROPERTY@COLDWELLBANKER.FR

61 Grande Rue
France, 72000, Le Mans

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valproperty@coldwellbanker.fr

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DESCRIPTION

Just a few steps from the train station, you will enjoy immediate proximity to schools, shops, and public transportation, all within walking distance.

This exceptional property combines old-world charm with modern comfort, offering a pleasant and serene family living environment.

Property Features:

- Two Large Reception Rooms: Featuring fireplaces, authentic parquet floors, and molded ceilings, these rooms are perfect for entertaining and relaxing.
- Renovated Dining Kitchen: Spacious and fully equipped, it opens onto a landscaped garden, providing a green and peaceful setting for outdoor meals and moments of relaxation. An adjoining laundry room completes this functional space.
- Six Large Bedrooms and an Office: Spread over the upper floors, these spaces offer an unobstructed view and optimal comfort for each family member.
- Three Bathrooms: Providing privacy and comfort for the entire family.
- Practical Basement: Including a double cellar and a boiler room.
- Garden with Bike Shelter: Adding extra storage space.
- Motorized Porch: Allowing you to park your vehicle safely.

This magnificent mansion is a rare opportunity to live in a place that blends historical elegance with contemporary comfort, right in the center of Le Mans.

Don't miss this unique opportunity to own an exceptional property.

For more information or to arrange a visit, contact Coldwell Banker Le Mans today.

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FEATURES

Property type:	House	Area:	300.0 m²	Property tax:	€2.00
Number of rooms:	9 rooms	Number of bedrooms:	6 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 166

Greenhouse gas emissions (GHG) index: C 28

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