COLDWELL BANKER
EUROPA REALTY

House Parigné-l'Évêque 267 m²



SALE PRICE : 450 000 €

EMAIL : VALPROPERTY@COLDWELLBANKER.FR

EXCLUSIVITY

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

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DESCRIPTION

1973 Modernist House by Architect Wladimir Mitrofanoff – Near Le Mans, France

Located in Parigné-l'Évêque, Sarthe, western France, near Le Mans and within easy reach of Paris by high-speed train, this distinctive residence was built in 1973 to designs drawn up in 1969 by architects Wladimir Mitrofanoff and André-Yves Dupuis. Its modernist architecture combines sculptural volumes, authentic materials and natural light.

Offering 267.39 sqm under French Carrez law and approximately 361 sqm of ground-level area, the house has preserved its original architectural character. A striking circular central space, skylight and generous garden-facing windows create a continuous dialogue between architecture and landscape.

Exposed brickwork, curved concrete elements, timber-clad ceilings and subtle changes in level define its distinctive 1970s identity.

The living areas include a lounge, dining room and separate kitchen. The property offers five bedrooms, including four on the ground floor, two bathrooms, a shower room, a study and a mezzanine. A sauna, independent heated room, workshop, garage and cellar complete the accommodation.

Rated C for energy performance (DPE), the house benefits from reversible heat pumps providing heating and air conditioning, alongside a heat pump water heater for domestic hot water.

Set within a small residential condominium spanning 7.9 hectares of landscaped grounds and woodland, the property enjoys an adjoining garden with exclusive-use rights.

An exceptional opportunity for admirers of 20th-century architecture seeking an authentic architect-designed residence near Le Mans and the Loire Valley.

Agency fees payable by the buyer.
€428,600.00 net seller price. €21,400.00 including agency fees.
Information regarding potential 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:	267.39 m²	Number of units:	4
Property tax:	€3.00	Number of rooms:	10 rooms	Number of bedrooms:	6 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 175

Greenhouse gas emissions (GHG) index: A 5

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