COLDWELL BANKER
EUROPA REALTY

House Saint-Georges-du-Bois 469 m²



SALE PRICE : 745 500 €

EMAIL : VALPROPERTY@COLDWELLBANKER.FR

EXCLUSIVITY

61 Grande Rue
France, 72000, Le Mans

PHONE : +33243242733
valproperty@coldwellbanker.fr

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DESCRIPTION

Near Le Mans – 15-acre character estate with accommodation and events facilities

Just minutes from Le Mans, this distinctive French country estate offers nearly 470 sqm of interior space, set within more than 6 hectares (15 acres) of meadows and mature grounds. A rare opportunity combining a private residence with extensive facilities for a hospitality, tourism or events project.

The main residence of approximately 187 sqm features exposed stonework, dressed-stone surrounds, traditional brick detailing and a slate roof with dormer windows. It offers generous living spaces, a conservatory and six bedrooms.

Opposite, a converted former barn of over 280 sqm, with public-access (ERP) status and disabled access, is designed for hospitality and events. It includes a large 115 sqm flexible reception space, which can be divided with curtains, a second 36 sqm room, a large professional kitchen, guest bedrooms, bathrooms and ancillary areas.

For buyers wishing to continue or develop a hospitality or events activity, professional equipment, including commercial kitchen equipment as well as audiovisual and projection equipment, may be purchased separately in addition to the property.

Further outbuildings include a separate traditional bakehouse with bread oven, former stables and pigsties, and a henhouse, providing additional scope for future uses or conversion.

The grounds feature extensive parking, an orchard and fruit trees, a walking trail, meadows, wooded areas and a river, creating an attractive environment for guests and outdoor activities.

The estate lends itself to a wide variety of projects: B&B, guest house, gîtes and holiday accommodation, boutique hotel, group stays, retreats, corporate seminars, wedding venue, private receptions, catering or events business, subject to the relevant permissions.

Another key advantage for an estate of this scale is the energy performance of its two main buildings, rated C for the main residence and B for the converted barn.

A rare opportunity in the Sarthe, near Le Mans, its TGV high-speed rail station and major transport links, combining character, accommodation, reception facilities and substantial potential for a destination hospitality or events project.

Buyer's agency fees.

Net seller price: €710,000. Agency fees: €35,500 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:	469.2 m²	Property tax:	€2.00
Number of rooms:	14 rooms	Number of bedrooms:	9 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 177

Greenhouse gas emissions (GHG) index: B 6

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