COLDWELL BANKER
EUROPA REALTY

House Sargé-lès-le-Mans 195 m²



SALE PRICE : 537 000 €

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DESCRIPTION

LESS THAN 10 MINUTES FROM LE MANS CITY CENTRE – CHARACTER PROPERTY WITH IMPRESSIVE LIVING SPACES AND OUTBUILDINGS

Coldwell Banker Val Property – Le Mans
Specialising in character properties and exceptional homes, Coldwell Banker Val Property invites you to discover this charming stone property, located less than 10 minutes from Le Mans city centre, offering a delightful living environment and outstanding potential for further development.

Set within over 5,000 sqm of fully enclosed grounds, the property comprises a main residence and two substantial outbuildings, offering endless possibilities for a variety of projects.

Upon entering, you are immediately struck by the spectacular living area with its cathedral ceiling. This impressive space combines exposed timber beams, traditional half-timbering, soaring ceilings and abundant natural light. Opening onto two terraces on opposite sides of the property, it creates a seamless connection between indoor and outdoor living. The welcoming open-plan kitchen flows naturally into this space, while a more intimate lounge provides an additional area for relaxation and entertaining.

The ground floor also features a spacious master suite with a dressing room and private shower room, allowing for particularly comfortable single-level living. A workshop, which could easily be converted into a home office, additional bedroom or space for a self-employed professional activity, along with a utility room, completes the practical amenities of this level.

Upstairs, two bedrooms, a bathroom and a generous landing offer numerous possibilities for customisation, whether as a TV lounge, library, home office or relaxation area, depending on individual needs.

The two outbuildings, each measuring approximately 120 sqm, are a major asset of this property. They could accommodate garages for classic car collections, workshops, entertaining spaces, additional guest accommodation, professional activities or holiday rental cottages. The possibilities are as varied as the projects they inspire.

Outside, the beautifully maintained, fully enclosed garden provides a peaceful and private setting. A summer kitchen is perfect for enjoying long days with family and friends, while the spacious courtyard offers ample parking for several vehicles in addition to the garage.

A truly distinctive property, where impressive proportions are matched by exceptional potential. Offering a wonderful lifestyle just minutes from all the amenities of Le Mans, this home is equally suited to a large family or to buyers looking to combine their main residence with a personal or professional project.

For additional photographs and further information, please visit our website.

Agency fees payable by the buyer.

Information about 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:	195.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 94

Greenhouse gas emissions (GHG) index: A 3

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