

Maison Le Mans 258 m²



PRIX DE VENTE : 1 260 000 €

EMAIL : VALPROPERTY@COLDWELLBANKER.FR

DESCRIPTION

Coldwell Banker Val Property is pleased to present this magnificent residence of approximately 260 sqm of living space, built in the early 20th century and located in the heart of one of the most sought-after neighborhoods near Le Mans city center. Fireplaces, parquet floors, moldings, and high ceilings all contribute to its charm and authenticity.

What sets this property apart is its privacy and its vast, wooded, and enclosed garden, sheltered from prying eyes. Here, you'll find a swimming pool with pool house, a garage that can accommodate up to four cars, and an apartment of approximately 45 sqm located just above the garage, featuring a living area, a bedroom, and a shower room.

The main house is spread over three levels:

Ground floor: Double living room, dining room, fully fitted and equipped separate kitchen, and an office that can be converted into a cozy private lounge. There is also a separate WC.

First floor: Three bedrooms, including a master suite with its own shower room and walk-in closet. The two other bedrooms each have either a bathroom or a shower room. Separate WC.

Second floor: A fourth bedroom with its own shower room and a large open space with exposed beams that could easily be partitioned to create two additional bedrooms. This area is currently used as a recreational space (TV, games, music, etc.).

The basement, of over 100 sqm and partially fitted out, offers various spaces including a large wine cellar, a laundry room, and a technical area housing the boiler, water softener, and automatic garden irrigation system.

For daily convenience, a grocery store, bakery, pharmacy, dry cleaner, and bus stops are all within walking distance.

This property is undoubtedly one of the finest—if not the finest—in the neighborhood. A rare find on the market.

For more photos and information, visit our website.

Fees borne by the seller.

Information about the potential risks this property may be exposed to is available on the Géorisques website: www.georisques.gouv.fr.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	258.0 m ²	Taxe foncière :	€5.00
NB de pièces :	10 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 232

Indice d'émission de gaz à effet de serre (GES) : D 49



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