

Maison Le Mans 338 m<sup>2</sup>

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PRIX DE VENTE : 1 195 000 €

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## DESCRIPTION

Right bank of Le Mans, in a quiet setting where everything is within walking distance—schools, shops, and public transport—you will find an exceptional residence of around 340 m<sup>2</sup>, fully enclosed by stone walls, hidden from view, on a pool-sized plot of more than 1,300 m<sup>2</sup>.

This bourgeois property perfectly combines the timeless charm of the 19th century with the comfort of the 21st. Its generous volumes, enhanced by superb parquet-floored reception rooms with marble fireplaces, invite conviviality and relaxation. A vast 70 m<sup>2</sup> kitchen, fitted with high-end features and designed as a true living space, naturally extends the house onto the terrace and garden.

On the night side, the house offers great comfort for family and guests alike, with its 6 bedrooms, several of which are suites, elegantly renovated with quality materials. Impeccable technical features ensure complete peace of mind, with a C energy rating as proof of its high standard of renovation.

Outdoors, the charm continues: a unique red-brick tower connects the two wings of the building, giving the whole property a distinctive and prestigious character. The inner courtyard, the large garden, and the harmonious façades—maintained with great care—bear witness to constant attention to detail. A double garage, a porch with motorized doors, and several parking spaces make everyday life easier.

An exceptional residence, combining history, elegance, and modernity, in the heart of an ideal living environment.

For more photos and information, please visit our website.

Agency fees payable by the buyers.

€1,160,000 seller's net price + €35,000 agency fees.

Information regarding potential risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	338.2 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	10 rooms	NB de chambres :	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

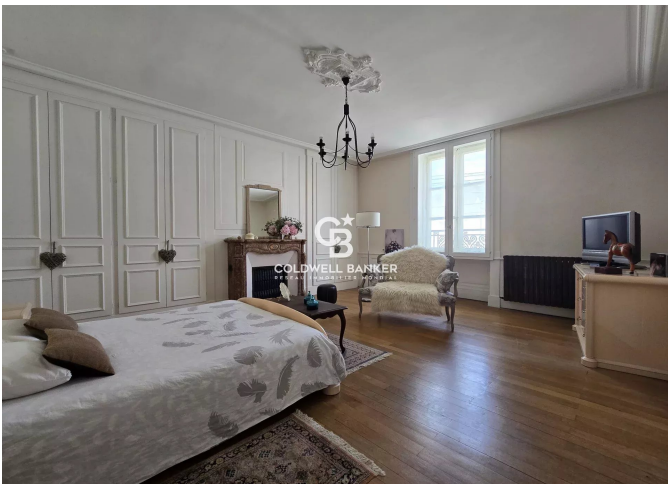
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 121

Indice d'émission de gaz à effet de serre (GES) : C 25



**COLDWELL BANKER**  
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