

Distinguished 17th-Century Hôtel Particulier Overlooking a Historic Square in Mayenne



INFORMATION

Town:	Mayenne
Department:	Mayenne
Bed:	6
Bath:	4
Floor:	383 m2
Plot Size:	1065 m2

IN BRIEF

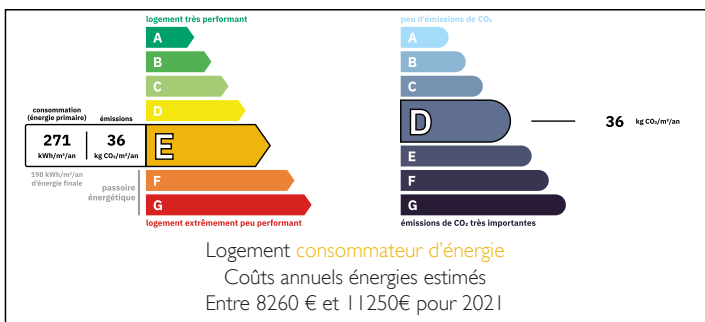
Elegant 17th-Century Baronial Townhouse Overlooking a Historic Town Square in Mayenne

Dating from 1690, this distinguished hôtel particulier, originally built as a Barons' townhouse, is positioned overlooking one of Mayenne's historic town squares, within comfortable walking distance of shops, schools and town amenities.

Discreetly set behind carriage gates, the property combines architectural presence with privacy, gardens and extensive accommodation. Now arranged as a private residence, it also offers scope for intergenerational living or a small boutique project.

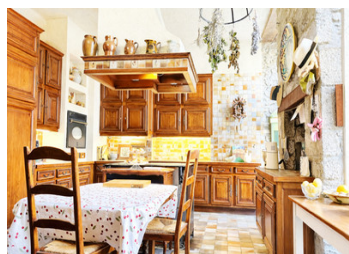


ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Overview:

Historic 17th-century hôtel particulier
Three principal residential floors
Original cellars, attics and tower access
Landscaped courtyard and walled rear garden
Substantial 19th-century dependency
Numerous original architectural features retained

Among the most notable spaces are the Grand Salon, the original sweeping staircase, and the principal bedroom suite, all representative of the period.

Entrance & Courtyard:

Accessed through carriage gates, the property opens to an inner courtyard with covered off-street parking and planted borders, providing a calm and private setting in the centre of town.

Ground Floor – Formal Reception Rooms

The entrance foyer immediately reflects the scale of the house, with a granite floor, decorative ceilings and a sweeping original staircase rising through the core of the building.

Two principal 17th-century reception rooms are arranged on this level:

Grand Salon (44.49 m²) A light-filled room with floor-to-ceiling panelling, neoclassical columns, Versailles parquet flooring, ornate ceiling mouldings and a marble fireplace. Six tall French windows with shutters overlook the courtyard and gardens.

Dining Room (35.22 m²) High ceilings, original wall panelling with built-in china cabinets, marble fireplace and double doors opening to the grand salon.

The kitchen (20.34 m²) is located off the foyer and overlooks the courtyard, complemented by a back kitchen/laundry room (8.68 m²) housing the town-gas central heating system (installed 2022) with energy-recuperation.

LOCAL TAXES

Taxe foncière: 3167 EUR

Taxe habitation: EUR

NOTES