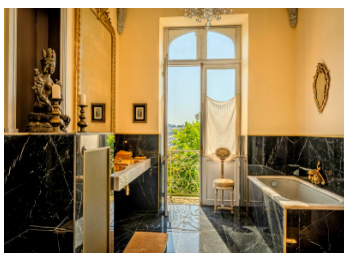


Belle Époque Townhouse with Garden, Garage & Guest Apartment – Historic Mayenne



INFORMATION

Town:	Mayenne
Department:	Mayenne
Bed:	6
Bath:	3
Floor:	427 m2
Plot Size:	300 m2

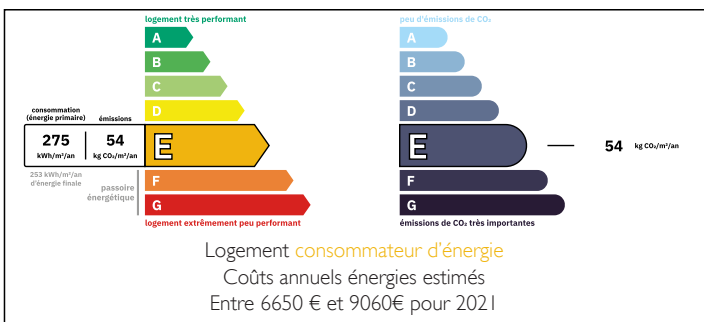


IN BRIEF

Set in the heart of the historic town of Mayenne, this remarkable Belle Époque residence combines period grandeur with comfortable modern living. Rich in architectural detail and beautifully maintained throughout, the property offers elegant reception rooms, original features, landscaped gardens and versatile accommodation, including an independent apartment ideal for guests, extended family or rental potential.

From the moment you arrive, the house makes an impression. The former carriage entrance, framed by four carved stone statues representing the Four Seasons, leads into a grand entrance hall beneath impressive double-height doors and a striking façade that immediately reflects the character of the property.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

On either side of the entrance hall are the principal reception rooms. The formal dining room (20m²), with its bespoke floor-to-ceiling cabinetry and large windows, is both refined and welcoming - ideal for entertaining or family gatherings.

The fitted kitchen (20m²) blends beautifully with the style of the house, combining handcrafted oak units with modern worktops and views over the garden. A separate utility room (11.56m²) and walk-in pantry provide practical additional space.

The elegant main salon (25m²) features original wooden floors, decorative coving and finely carved woodwork, while the adjoining sitting room (24m²), with its marble fireplace and access to the terrace, offers a warm and inviting atmosphere. Beyond this, the garden room (20m²) overlooks the lawn and flower beds, creating a peaceful space to relax throughout the seasons.

A magnificent hand-carved staircase rises to the first floor.

The principal suite is a luxurious retreat (25m²), complete with dressing room, panelled walls and an ensuite bathroom (12.70m²) finished in striking black marble with gold accents, shower and WC.

This floor also offers three further double bedrooms, all full of character. Two share a stylish Jack-and-Jill shower room with Italian walk-in shower (5.79m²) and marble flooring, while the fourth sits beside an additional shower room. A spacious office (11.40m²) completes this level.

The second floor forms a self-contained apartment, ideal for independent guest accommodation or income potential. It includes an open-plan lounge, kitchen (34m²) and dining area, two large double bedrooms (12.75m² and 13.12m²), a shower room and separate WC.

One...

LOCAL TAXES

Taxe habitation: EUR

NOTES