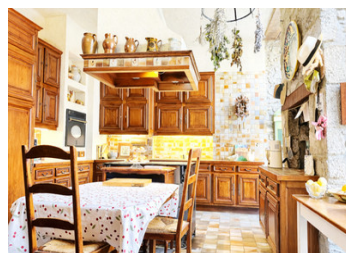


Elegant 17th-Century Hôtel Particulier with Walled Garden Overlooking a Historic Square in Mayenne



INFORMATION

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



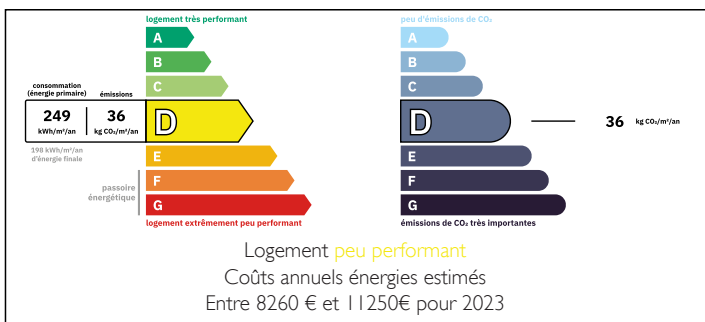
IN BRIEF

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

Discreetly set behind traditional carriage gates, the property combines impressive period architecture with a remarkable sense of privacy, offering approximately 383m² of accommodation together with a private courtyard, walled garden and substantial 19th-century dependency.

Currently combining private residential accommodation with chambres d'hôtes, the property offers exceptional flexibility, whether envisaged as a substantial family home, for extended family living, or with continued potential for guest accommodation.

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

OVERVIEW

Historic 17th-century hôtel particulier dating from 1690

Approximately 383m² of accommodation

Three principal residential floors

Six bedrooms

Original cellars, attics and rooftop cupola access

Private courtyard and landscaped walled garden

Substantial 19th-century dependency

Numerous original architectural features retained

Among the most notable spaces are the magnificent Grand Salon, the original sweeping staircase and the principal bedroom suite, all reflecting the scale and architectural character of this remarkable period property.

Entrance & Courtyard

Accessed through traditional carriageway gates, the property opens into a private inner courtyard with covered off-street parking and planted borders

The enclosed courtyard provides a peaceful and private setting, with access continuing through to the walled rear garden.

Ground Floor – Formal Reception Rooms

The entrance foyer immediately reflects the proportions and character of the house, with a granite floor, decorative ceilings and an impressive original staircase sweeping upwards through the heart of the property.

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

Grand Salon – 44.49m²

One of the outstanding rooms of the property, the Grand Salon is flooded with natural light from six tall French windows overlooking the courtyard and gardens.

Period features include floor-to-ceiling panelling,

LOCAL TAXES

Taxe foncière: 3167 EUR

NOTES