

Stunning 6-bedroom Manor house set in 37 acres, with lake, gite and outbuildings - Beautiful panoramic views

EXCLUSIVE



## INFORMATION

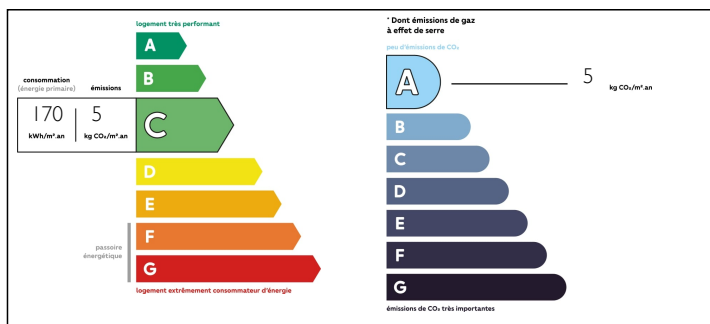
Town:	Crennes-sur-Fraubée
Department:	Mayenne
Bed:	8
Bath:	3
Floor:	340 m2
Plot Size:	149047 m2

## IN BRIEF

This is an outstanding Maison de Maître full of character and traditional features with various outbuildings and an attached cottage. Built in 1828 this stylish, beautifully decorated property is set in lovely parkland gardens with surrounding organic wild-flower meadows extending to just under 15 hectares, which include woodland, a walled garden, potager and a naturally-fed lake. A real paradise for nature lovers. It offers fantastic views across the valley and affords a tranquil privacy. Bordering the Alpes Mancelles and served by the market town of Villaines la Juhel for all local amenities, the property is 30 minutes from the spa town of Bagnoles de l'Orne, 1h to the historic city of Le Mans and under 2h drive to the Unesco World Heritage site of Mont St. Michel or the ancient coastal town of Caen. Paris is 1h by TGV from Le Mans. Rennes airport...

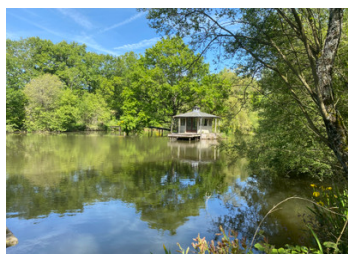


## ENERGY - DPE



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

The property enjoys a unique position. Reached by an electric-gated sweeping tree-lined drive that opens on to the far-reaching views, this elegant house sits proudly south-facing in an elevated position benefiting from plenty of natural light and sunshine. In addition to a large terrace in front, which is perfect for relaxing and admiring the panoramic views, the gardens offer many tranquil spots to enjoy an apero or outdoor dining. The property is double glazed and fully insulated throughout. It is connected to mains drainage and benefits from an impressive 'C' rating energy report.

Ground Floor - Enter directly into the impressive main hall which benefits from new oak parquet flooring and is flooded in natural light – 2.6 x 8.3

Dining/living room with a feature granite fireplace with a Clearview woodburning stove, oak parquet flooring, two windows and traditional central oak beam – 7.48 x 5

Kitchen with freestanding units, large Viking gas range, tiled floor and butler sink – 3.2 x 5.8. Service corridor with refrigeration areas, walk-in larder, wc and door leading back to the hall. Door from kitchen to a sunroom/conservatory which leads in turn to the terrace 7.6 x 2.2

Lounge with original decorative marble fireplace, wooden flooring, dual aspect windows ensuring plenty of light – 7.4 x 4. Leading off this room is a family bathroom with bath, double sink, shower and wc and a further separate wc.

First Floor – landing with oak parquet floor serving three bedrooms, one of which is en-suite, shower...

## LOCAL TAXES

**Taxe foncière: 1519 EUR**

## NOTES