



Manor House and Outbuildings in the Countryside



Informazioni sull'Agente

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| Nazione: | United Kingdom |
| Experience since: | |
| Tipo di servizio: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
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Dettagli dell'inserzione

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| Proprietà per: | Saldi |
| Prezzo: | EUR 459,800 |

Posizione

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| Nazione: | France |
| Stato / Regione / Provincia: | Pays de la Loire |
| Cap: | 53290 |
| Publicato: | 02/12/2025 |

Descrizione:

Located in the countryside near Saint Laurent des Mortiers, this property, elegantly situated on a wooded park of over 5,000 m², comprises a 16th-century manor house, a separate gite, and several outbuildings. A rare and characterful property, ideal for a family project, a second home, or a charming tourism business.

1) The MANOR HOUSE (211 m²) consists of:

- Ground floor: an entrance on the raised garden level, with a grand slate staircase, a WC, a large living/dining room (62 m²) with a fireplace, and a fitted and equipped kitchen with direct access to the garden.

- First and Second floors: accessible via the magnificent slate staircase, offer four bedrooms and two bathrooms with WCs.

- Lower, semi-basement level: there is a full basement with a cellar, storage room, and boiler room.

There is also a well.



The property has its own septic system.

Heating is provided by an oil-fired central heating system and a heat pump.

A thermodynamic water heater is also included.

2) A 51 sq m (549 sq ft) Guest Gite (holiday cottage): is located in a converted outbuilding and comprises an open-plan living area (fitted and equipped kitchen) with a mezzanine sleeping area, a shower room with WC, and a bedroom. It has its own septic system and is heated by electric convectors.

3) A stone outbuilding: with a slate roof (former stables) is used for storage, equipment storage, and as a woodshed. A stone outbuilding with a slate roof (former barn) is also included.

The property features a landscaped garden with mature trees and a well.

A property full of character, perfect for family life, a holiday home, or a tourism-related business. Agency fees are payable by the seller.

The department of Mayenne is part of the Pays de la Loire region at the crossroads with Brittany and the rest of inland France, the department is less discovered than its neighbours and the main town of Mayenne and Laval are worth a visit.

Charming villages are dotted around the countryside and make for interesting property hunting, it has long been the forgotten gem in North-west France so property prices are lower than in Normandy and Brittany.

The countryside offers nature reserves with interesting places to visit, the land being covered with large forests and panoramic countryside.

Paris is not far either and from Laval you can be in the centre of the capital via the TGV (high speed train) within 90 minutes. It is quickly accessible through airports, train stations and motorways.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have



about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Condizione: Good

Comune

Camere da letto: 5
Bagni: 3
Dimensione del lotto: 5173 mq

Utility details

Heating: Sì

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.984.512

