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This is an exceptional and large village property ...

Country House For Sale



**Price:** €262,000

**Bedrooms:** 19

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Le Grand-Luce Pays de la Loire, 72150

This is an exceptional and large village property (600 sq.m. habitable) situated in the heart of Grand Luce village, 100 meters from the main square with english pub, french bar/tabac/cafe, 2 restaurants, green grocer and the grand entrance to Chateau du Grand Luce.

For sale: Maison St Michel (main house; 450 m2, 12 bedrooms), Maison St Gabriel (garden house; 145 m2, 7 bedrooms), were until recently home to the Sisters of Marie Immaculee. Most bedrooms are with corner toilet and sink. There are 2 kitchens, 3 dining rooms, 2 living rooms, linnen room, utility room, office, cellar, oil central heating, elevator.

The property sits on a plot of approx. 2200 m2, with three separate buildings; main house with facades to street and courtyard, a double garage and chapel, and the beautiful Maison St Gabriel with private rear garden and stunning views to surrounding countryside.

This property is ideally situated 20 mins from Le Mans and the famous 24 Hour Circuit, and only 5 mins from the national park, Foret Berce, famous for ancient oaks, mushroom picking and expert guided walks. Golf is 15 mins away by car, in Mulsanne.

The sale price includes agency fees of 5% (Â€249.000 net price). The fees are paid by the buyer at the signing of the act of property.