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Castle for commercial activities with a 55 ha estate

Le Mans , Sarthe , Loire Valley



€1,950,000

inc. of agency fees

19 Beds 10 Baths 750 sqm 55 ha

Castle for events and commercial activities with a 55 ha estate located just 15 kilometres from the city centre of Le Mans in the Loire Valley.

At a Glance

Reference MFH-TCM2995
Bed 19
Land 55 ha

Near to Le Mans
Bath 10
Pool Yes

Price €1,950,000
Hab.Space 750 sqm
Land Tax N/A

Property Description

Discover this impressive historic castle, ideal for hosting commercial activities such as receptions and events. The property is situated in an estate of 55 hectares of land near Le Mans (Sarthe) in the Loire region of France.

Located just 15 kilometres from the city centre of Le Mans, the property comprises a château, several outbuildings, and a real estate complex. The walled vegetable garden boasts a large swimming pool

measuring 6 x 16 metres, which is heated by a heat pump for your comfort.

The Castle

On the ground floor (approx. 250 sqm)

A vestibule with an oak staircase with balusters and a mosaic floor, and leads to 3 reception rooms, a reception room of 90 sqm (969 sq ft), a pantry, a kitchen, storerooms, two rooms (offices) and a toilet.

On the First floor (approx. 250 sqm)

6 bedrooms, 6 bathrooms and wc.

On the Second floor (approx. 250 sqm)

This level has been converted into a self-contained family home: entrance hall, kitchen, lounge, dining room, study, utility room, 4 bedrooms and 3 bathrooms and wc.

Houses, Pavilions & Outbuildings

The outbuildings comprise several buildings dating from the 19th century or earlier, forming courtyards

A rented house (1)

with living room, kitchen and fireplace, 5 bedrooms, 2 shower rooms, 2 wc and mezzanine. Gas-fired central heating.

A rented house (2)

Restored to a modern standard: a large living room with a kitchen area, bedroom and upstairs 1 bedroom, shower room and mezzanine. Heat pump heating.

V-Shaped Rooms and Buildings

V-shaped outbuildings include 5 bedrooms with en suite bathrooms, 2 of which were converted upstairs in 2006. The remainder of this building comprises garages, a former tack room, sheds and a workshop. Photovoltaic panels on part of the roof.

Pavilion House

To the left of the entrance gates, a fire room and 4 bedrooms with en suite bathrooms

Hunting House

In the pavilion to the right of the entrance gates, a hunting room and an upstairs room.

Garden House

Pavilion at the corner of the vegetable garden, used for storing equipment, consisting of one level of cellars. (25 metres long, dug into the tufa stone) and 3 levels above.

A Large Farm Shed

covering an area of 850 sqm and a number of other sheds that were used in the 19th and 20th centuries for storage purposes.

The hilly terrain is intersected by a stream that not only nourishes two ponds but also an island. The land is diverse, comprising 13.3 hectares of woodland, 2.3 hectares of paths and verges, 0.43 hectares of ponds, 5.9 hectares of parkland, and 34.4 hectares of land and meadows, bringing the total area to 55 hectares.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Condition:	Good general condition
Reason for selling:	Familial reasons
Condition of Roof:	Good condition
Property Tax:	€7500.00

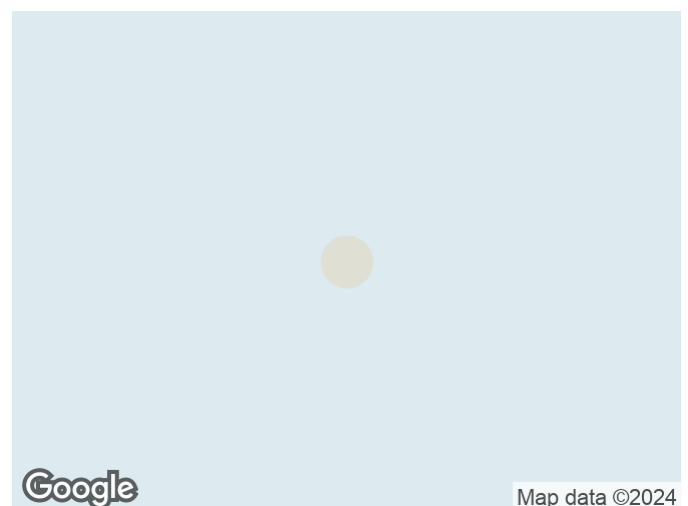
Summary

Property type:	Chateau
Bedrooms:	19
New Home?	No
Bathrooms	10
Price	€1,950,000

Key Information

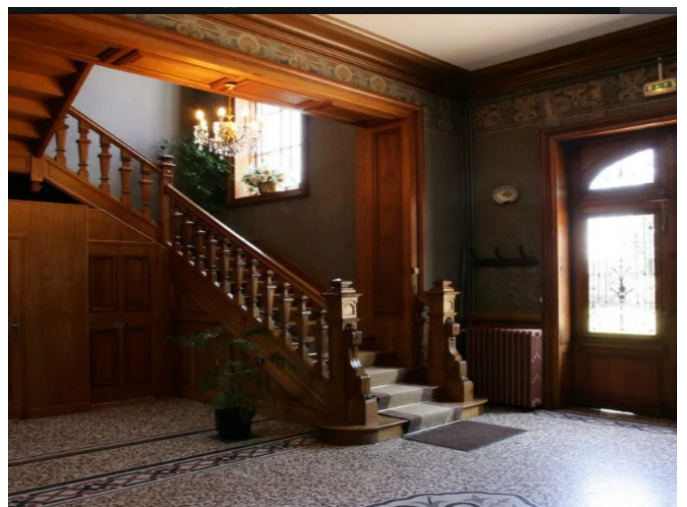
Internal Area:	750 sqm
Land Area:	55 ha
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

Location: Loire Valley



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