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## 19th-century Chateau with outbuildings and land in Sarthe

**Le Mans , Sarthe , Loire Valley**



**€2,650,000**

**inc. of agency fees**

**15 Beds    10 Baths    700 sqm    25 ha**

19th-century Chateau with a guest house, a large pool and outbuildings set on 25 ha of land with beautiful trees in the Sarthe area of the Loire Valley.

### At a Glance

**Reference** MFH-TCM2434  
**Bed** 15  
**Land** 25 ha

**Near to** Le Mans  
**Bath** 10  
**Pool** Yes

**Price** €2,650,000  
**Hab.Space** 700 sqm  
**Land Tax** N/A

### Property Description

In a quiet, nuisance-free location in the Sarthe region, this Loire Valley estate is set on 25 ha of land with beautiful trees, comes with various outbuildings, and is ideal for horses (stable with six boxes).

This original 13th-century château, renovated in the 15th and extended in the 19th century, offers around 700 sqm of partly renovated living space with ten bedrooms, 5 of which have been refurbished.

The property has a restored guest house with two bedrooms and outbuildings, including a converted former stable with 11 bedrooms and a sports hall.

The estate is situated in the Le Mans/Angers/Tours triangle, 15 minutes from the motorway and TGV rail access, placing Paris at 1h25 by TGV fast train and 2h30 by car.

## **Additional Information**

- Vast basement including boiler room.
- Guest house of around 120 sq.m
- Outbuildings totalling approx. 500 sq.m
- Gym, 1 studio, 6 loose boxes, 1 tack room, etc.
- Large swimming pool (13m x 6m)
- Set in grounds of around 25 hectares
- 1h25 from Paris by TGV fast train

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

## And Before You Ask

Condition:	Very good
Reason for selling:	Familial reasons
Currently lived in:	Yes
Condition of Roof:	Very good condition
Property Tax:	€6000.00

## Summary

Property type:	Chateau
Bedrooms:	15
New Home?	No
Bathrooms	10
Price	€2,650,000

## Key Information

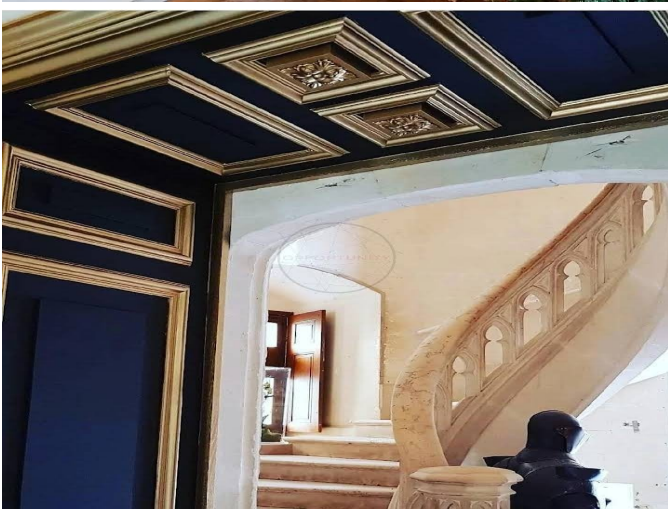
Internal Area:	700 sqm
Land Area:	25 ha
How many Outbuildings:	3
Number of Fireplaces:	3
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Swimming Pool?	Yes
Has Satellite TV	Yes
Has Alarm	Yes

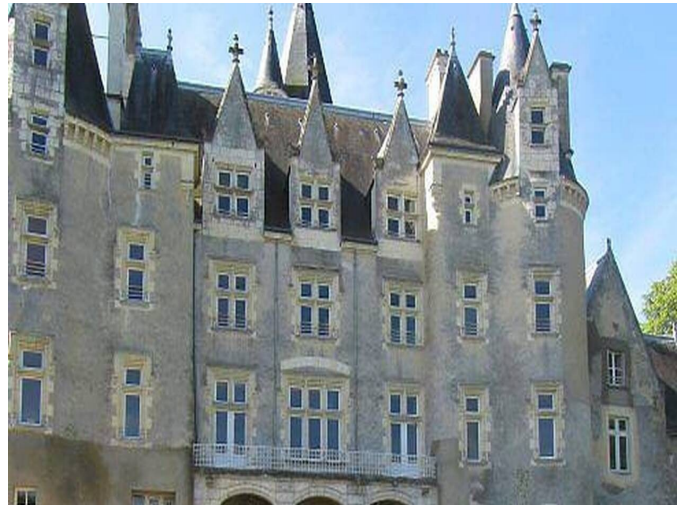
## Location: Loire Valley



## Gallery









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