

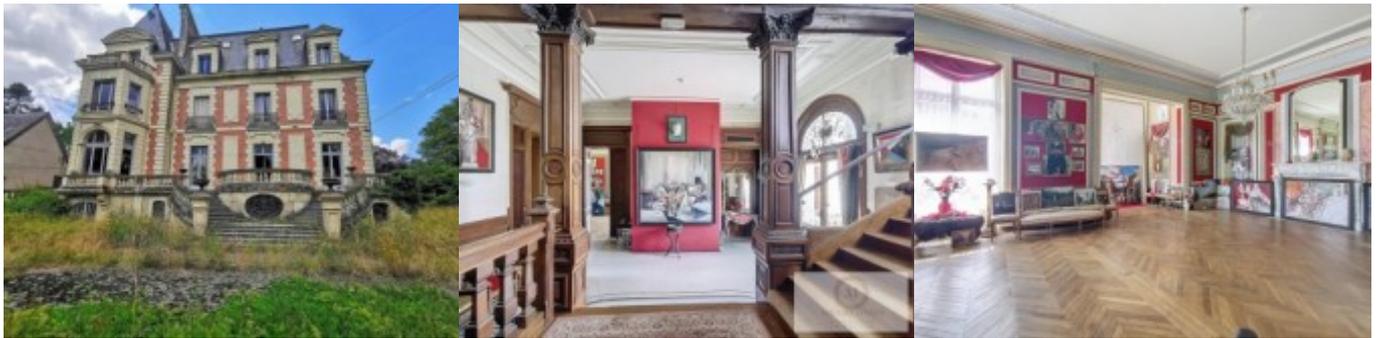


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Napoleonic Chateau Proximity Le Mans

1 260 000 € [Commissioni addebitate al venditore]

- Riferimento : PR00318
- Numero di stanze : 56
- Numero di camere da letto : 40
- Superficie abitabile : 1 800 m²
- Superficie del terreno : 80 000 m²
- Imposta patrimoniale : 10 350 €



Located 20 mins from Le Mans is this 19th century Napoléon chateau for sale with a rental complex and concert room as well as 8 hectares of grounds.

Situated set back from a charming village, 1h30 from Paris and 20 mins from Le Mans, 5 mins from commerce and services, is this restored chateau which dates from 1882. There is 900m² of living space with numerous annexes and a lovely wooded plot of land with an old vegetable garden.

The main entrance opens to a vast hall, 60m², which serves: the 120m² reception room with two fireplaces and wood chevron flooring, a 40m² sitting room with wooden panelling and access to the terrace, a 25m² study, 10m² kitchen and toilet. The ceilings are 4.5m high and the rooms are indeed quite splendid.

A majestic wooden staircase leads up to three sitting rooms, currently used as bedrooms, a further three bedrooms, two bathrooms with toilets, a washroom with toilet and a room to renovate.

The second floor landing serves seven bedrooms, two bathrooms (one with toilet), three washrooms (two with toilet) and an independent toilet. In the attic are 11 rooms previously serving as bedrooms for the staff.

The 1450m² rental property consists of a building comprising a ground floor with 10 school rooms, an access to the garden, a laundry room and 40m² refectory. The first and second floors have a total of 17 bedrooms and 10 washrooms with toilets, one of which forming an apartment with a kitchenette. There is a 35 person capacity. This building connects with the section of the chateau which is at the garden level and has the old professional kitchen, various utility and store rooms, an old cold store room and heating boiler room.

Opposite the entrance to the chateau is the 200m² heated concert room with toilets. This complex also has a circular building with a pool room and bar, 50m² of offices and a 60m² independent building. The fenced grounds of one hectare house a walled vegetable garden, aviary and orangerie.

This restored chateau has gas central heating and is connected to the sewage mains.

The property requires some more renovation work to modernise, but this estate possesses an undeniable potential for several projects: education, tourism, commercial...and could accommodate 55 persons.

You will be 5 mins from the train station taking you to Le Mans in 15 mins and Paris in 55 mins. The chateau is only 15 mins from the world famous 24 Hours of Le Mans racing circuit.

CONSUMO ENERGETICO : F (356)

GAS SERRA : F (74)