

# CLASSIC DRIVER

## Charming 17th century château on 24 hectares for sale in Sarthe, Pays de la Loire



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Price	<b>USD 1 016 940</b> EUR 850 000 (listed)	Location	
For sale / For rent	Buy	Bedrooms	15
Type	House / Villa / Chalet	Living Area	600
Countryside / Rural	No	Guest house	No
Ocean / Beachfront	No	Fitness	No
Lakefront	No	Garage	No
Urban	No	Hammam	No
Wine Country	No	Helipad	No
Equestrian	No	Lift	No
Golf	No	Pool	No
Winter sports	No	Sauna	No
Boating / Yachting	No	Staff quarters	No
Close to Airport	No	Tennis court	No
		Wine cellar	No

### Description

Location: 2 hours from Paris by car, 15 minutes from Le Mans, 8 km from the nearest motorway access, 2 km from the local village. Bathed in natural light, this château sits atop a hill on 24 hectares of land, including an English-style garden planted with ancient trees. It overlooks a valley featuring meadows, woods, an orchard and its ancient moats. Presenting a living area of over 600 m<sup>2</sup>, it comprises: On the ground floor: an entry hall leading to a boudoir lounge and adjoining study (both decorated in fine woodwork); a large living room with Louis XVI era carpentry, vast windows,

herringbone parquet and a marble fireplace from the Louis XV period; an adjoining 19th century chapel is accessible through the living room; a wood-paneled dining room with period fireplace; a kitchen, a pantry and scullery; boiler room and WC. The central 19th century staircase leads to a long corridor serving seven bedrooms, shower rooms, bathrooms and WCs. The second floor is accessed via a service staircase and offers eight additional bedrooms, bathrooms and WCs. A large 19th century building presents horse stables, further accommodation and a large garage. Seven hectares of the meadows are rented out. All the windows in the château have been replaced with double glazed frames.

Emile Garcin Propriétés

**Emile Garcin**  
— PROPRIÉTÉS —

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