

19th century château with outbuildings including a hotel, a 200 m2 performance hall, offices and a 60 m2 billiard room – set in 20 acre grounds



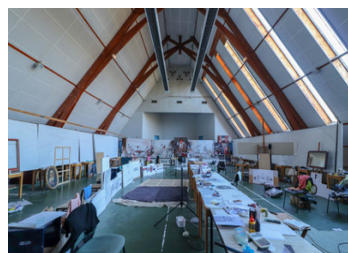
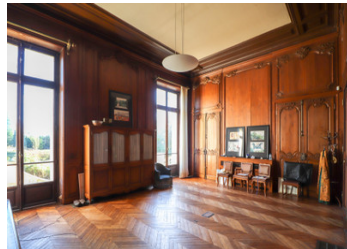
INFORMATION

Town:	Le Mans
Department:	Sarthe
Bed:	25
Bath:	20
Floor:	894 m2
Plot Size:	81458 m2

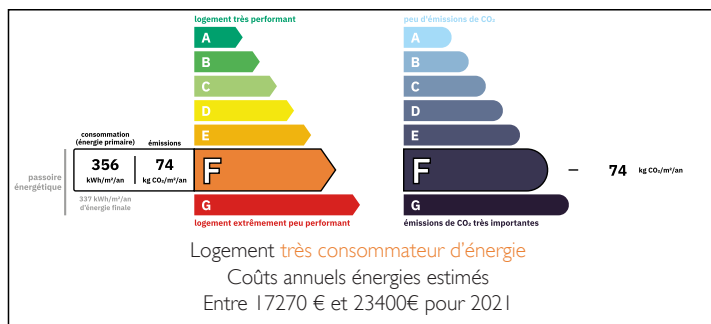
IN BRIEF

This interesting property is currently being run as a literary and arts museum and hotel, with accommodation both in the château and the annexed building. It has great business potential, just 20 km from the famous 24 Hour Le Mans race track.

Town of Ecommoy with all amenities 4 km. Le Mans 22 km (TGV to Paris under 1 hour), Tours airport 75 km, A28 motorway access 7 km.

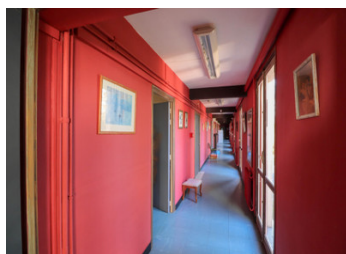


ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière:	8000 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The château, hall and top 2 floors of the hotel are in a good state of repair, and can accommodate up to 50 people. They were renovated in the 1970s to be used by the local government, gas central heating, new electrics, connection to the mains drains.

THE CHATEAU – traditional high ceilings, wood flooring, moldings, wood panelling

Ground floor

- Entrance hall with central staircase (60 m2)
- Reception room (120 m2) with 2 marble fireplaces, doors to terrace
- Wood paneled sitting room (40 m2)
- Oak library (25 m2)
- Study (10 m2)

First Floor

- Apartment 1: 3 bedrooms, bathroom, kitchen, sitting room (140 m2)
- Apartment 2: 1 bedroom, bathroom, kitchen, sitting room (70 m2)

Second floor

- Apartment 3: 2 bedrooms, kitchen, bathroom, sitting room
- Apartment 4: 4 bedrooms, bathroom, sitting room

Third floor

- 11 rooms in need of complete renovation

Basement

- Boiler room, electrical room, 80 m2 function room, cellar. Service staircase leads up from the basement to all floors.

THE HOTEL

- Ground floor: professional kitchen, 10 studio apartments each 15 m2 (require redecorating), with access to the park
- First floor: 10 bedrooms and 5 bathrooms
- Second floor: 3 x 2 room apartments with kitchen and bathroom, 2 x one room apartments with kitchen and bathroom

THE HALL

200 m2 hall with stage, cinema projection facilities, changing room, cloakroom and bicycle shed