



8 Bedroom House,

72500, Montval Sur Loir, Sarthe, Pays De La Loire

* 8 Beds * 1 Bath * 660m2

€636,000

Ref: LN-2DQ41

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French Entrée 

Property Description

Ref. 3945 Charming mansion for sale with accommodation capacity

This beautiful building is ideally situated in the South Sarthe in the centre of a triangle formed by 3 large cities which are Le Mans (50 km), widely known for its 24 hours racetrack, Tours (55 km) and Angers (75 km), economic poles and university towns of repute.

A small town of some 1,500 inhabitants is 3 km away from the property and has all the necessary shops and services as well as a train station (Le Mans in 40 minutes). A resource town is 11 km away.

The main house of approx. 660 sqm offers good capacity for accommodation, particularly for guest rooms, and is distributed as follows:

On the ground floor: entrance, living/dining room, study, hallway, kitchen, laundry room, reception room, toilet.

On the first floor: a first part comprising 5 bedrooms, each with a bathroom and toilet and in the second part 4 bedrooms with a shared bathroom and toilet, mezzanine.

The outbuildings are diverse and consist of :

A small pavilion with bedroom, shower room and toilet. Electric heating,

An unheated swimming pool of 12x6m with chlorine,

A pool house with changing room and sanitary facilities,

Under the pool house, a workshop and a garage

Small pavilion used for storage near the secondary entrance.

Cellar in the rock on the other side of the road.

Access to the property is through a gate with a stone pilaster, extended by a pleasant lime tree alleyway, which opens onto an English-style park of approximately 3,58 acres (1.45 hectares), leaving room for the free expression of the plants. There are many species of trees, such as catalpa, blue cedar, chestnut, California pine and liquidambar. This entirely enclosed area is bordered to the east by a small road and to the west by a river below. A water basin and an orchard complete the property.

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Gallery

