

Contact agency

5 rue de la Chaussée

61000 Alencon

02 61 72 05 56 / direction@alcimmobilier.com

For sale property

12 rooms

Surface : 468 m²

Surface of the living : 133 m²

Surface of the land : 50000 m²

Year of construction : 1726

Exposition : Sud est

Hot water : Individuel

Features :

Terrasse de surf. 30, POOL, Surface de garage : 235.9, ALARM, Double-vitrage, Distribution eau : INDIVIDUEL, Energie Eau : GEOTHERMIE, intercom

6 bedroom

1 terrace

2 bathrooms

2 show ers

4 WC

2 garage

14 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

03/12/2025 - Prix T.T.C



Property 1576 Saint-Denis-sur-Sarthon

Yann LE CARVENNEC from the ALC Immobilier agency in Alençon offers you for sale a true gem from the 18th century, located in the town of Saint-Denis-Sur-Sarthon, Normandy, close to the city of Alençon. It was here that Alexandre du Mesnil, the youngest of a distinguished line of Alençon nobility, had this splendid estate built in 1726, spreading over five hectares of lush greenery, far enough from civilization for nature to thrive. The park features numerous tree species, some centuries old, as well as fruit trees that will delight you throughout the seasons. A pond reveals, when crossed by a boat, a small secluded island, perfect for quiet reflection and family fishing surrounded by nature. A greenhouse will awaken the inspiration of gardening enthusiasts. You can admire this refreshing landscape from the winter garden (33 m²) or from the southeast-facing terrace, not to mention its cellar of 43 m². A 9x4 m swimming pool with a flat bottom (1.50 m deep) enhances the outdoor space. Heated by a heat pump and secured by an electric safety cover, it is accompanied by an elegant travertine poolside area, ideal for enjoying beautiful summer days in a picturesque setting. Behind its walls lies a story, where every room has a unique character, blending authenticity and elegance to perfection. The living area of the property is approximately 470 m², spread over three floors: Ground floor: An entrance immediately immerses you in



master suite (35 m²) featuring a large fireplace and its private bathroom (10 m²). A reading lounge (27 m²), a true haven for escape and tranquility. Three bedrooms with distinct personalities: the Mazarin room (15 m²), Du Barry (13 m²), and Richelieu (14 m²). An independent shower room (6 m²), a bathroom (7 m²), and a WC. An attic offering potential for conversion.* Second floor: A central landing connects the last two bedrooms: the Charles X room (17 m²) with a private WC and

the Pompadour room (27 m²). Outbuildings: A large annex divided into two spacious areas (116 m² and 119 m²), used as a garage and storage, with a mezzanine (60 m²). A garage (58 m²) and a workshop (27 m²) offering many possibilities for conversion into a guesthouse or caretaker's residence. Facing this exceptional landscape, this historic and authentic residence invites you to combine privilege and refinement. PROPERTY TAX: €5,800 HEATING: Geothermal SEWAGE: Septic tank WINDOWS: Double glazing REFERENCE: 1045V710M For a viewing, contact your advisor at 06 46 19 20 53 / 02 61 72 05 56 or by email: yann.lecarvennec@alcimmobilier.com or direction@alcimmobilier.com. RSAC 524 668 621 - Card issued by CCI Portes de Normandie. Advert written and published by a sales agent. Information regarding the risks to which this property is exposed is available on the Géorisques website: "www.georisques.gouv.fr". Find all our listings at: www.alcimmobilier.com

Fees and charges :