Sarthe habitat
bailleur & aménageur

For 70 years, Sarthe Habitat's role has been to guarantee quality housing for everyone, tailored to people's individual needs and resources

As the leading purveyor of social housing in the Sarthe département, this public institution needed a new head office to bring all its functions under one roof.

The new building has to express both Sarthe Habitat's major role in the region and its strong CSR values.

The project will provide 5,200 sqm of floor space on 5 floors, as well as 85 parking spaces for employees and 15 for visitors.

NEEDS & CHALLENGES

CONTEXT

The new, 5,200 sqm office complex is located near the Le Mans train station. It will combine Sarthe Habitat's head office and its right-to-buy retail branch. With its modern aesthetics and technology, it stands out by its high environmental performance.

PROJECT

Its architecture representative of Sarthe Habitat's expertise, the building boasts a low environmental impact and high energy performance. Its design minimises land use and enables the quality landscaping of the plot. The head office must be a flexible, scalable and agile workspace, providing employees a pleasant, high-quality environment that stimulates collaboration, innovation, commitment and wellbeing.

TECHNICALS CHALLENGES

The client wanted a bold look, high visibility, and a good energy and environmental footprint. The building's concrete frame, wooden facades and sleek, modern architecture will reflect the social housing provider's major role in the region. The fifth and top floor, as well as the cafeteria and the co-working & relaxation areas on the second floor, will be timber-framed.
The site will provide 100 parking spaces.

KEY FEATURES

The project is being carried out as part of an energy-focused public tender (MGP), covering 5,200 sqm over five storeys and featuring ambitious energy commitments.



GSE'S EXPERTISE AND ENVIRONMENTAL POLICY

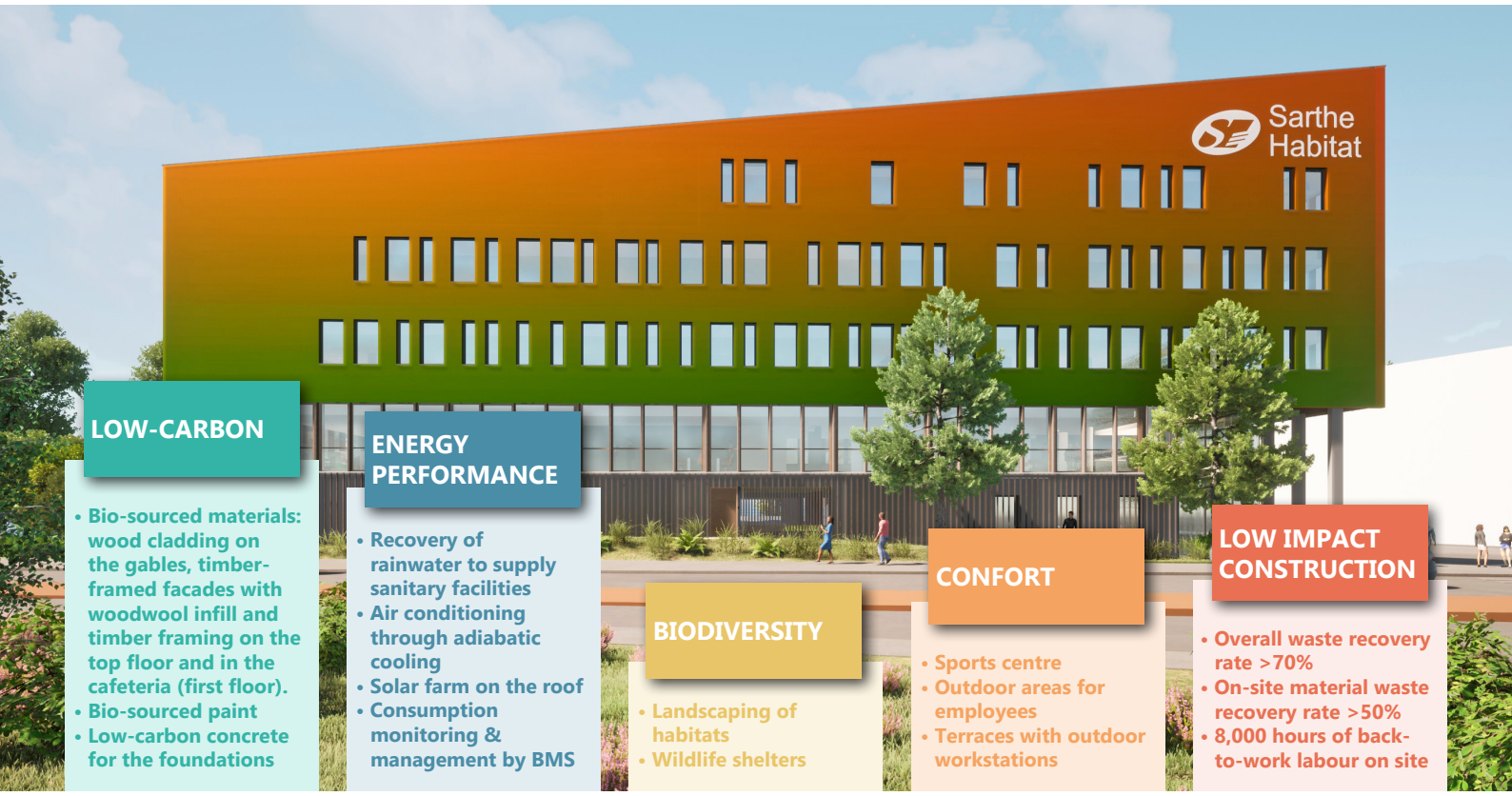
FOCUS ON CERTIFICATION

The new building, which is aiming for the French certificate *HQE Bâtiment Durable* to the Exceptional level and for the E3C2 label, will have a small environmental footprint and excellent energy efficiency. This performance is made possible by solar panels on the roof and high-quality insulation.

FRANCE / LE MANS 72

SARTHE HABITAT

5,200 sqm office building
RE2020-compliant building - HQE BD certificate to the Exceptional level - pending - BEPOS, E3C2 and OSMOZ labels pending



ANNE-VALÉRIE NADON
SARTHE HABITAT
PROJECT LEAD

The aim is to provide Sarthe Habitat with a flexible, scalable asset that improves the agility of its operations.