

LEGGETT PRESTIGE

LUXURY PROPERTY AND REAL ESTATE IN FRANCE



300 ACRES. EXCEPTIONAL 18TH CENTURY
MANOIR AND STUD FARM IN AN ENVIABLE
POSITION ON PRIME NORMANDY PASTURE.

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DESCRIPTION

Rarely will you find a property of this quality, Manoir, four exclusive gîtes, a swimming pool, tennis courts and quality equestrian facilities, only 3 hours from Paris and 40 minutes from the ferry at Caen. The estate is situated in a beautiful valley surrounded by rolling countryside boasting the famous Normandy grass so coveted by horse breeders. The house itself is superbly appointed, sitting in beautiful gardens and having the gites and equestrian facilities adjacent. Currently a stud farm breeding high quality sport horses, however, in the past some renowned thoroughbreds have been produced here. With 57 boxes, manage, carriere, lake, swimming pool, and tennis courts, the property also has arable land.



PROPERTY FACT FILE

REFERENCE	77710LOK61
PRICE	€ 4,685,000 £ 4,011,672*
BEDROOM	20
BATHROOM	20
ACCOMMODATION	550 m ²
LAND	1197739 m ² - 119.7739ha
TOWN	Putanges-Pont-Écrepin
DEPARTMENT	Ome
LOCATION	Isolated
TYPE	Family Home, ,
CONDITION	Excellent condition, ,
FEATURES	Electricity on site, Barns / outbuildings, Private parking
APPELLATION	
CEPAGES	, , ...
VINEYARD TYPE	, ,
VINEYARD CONDITION	, ,
VINEYARD FEATURES	, ,
WINE PRODUCED	, ,
PLANTED VINES	m ² - 0ha

*Price based on current exchange rate which is subject to change

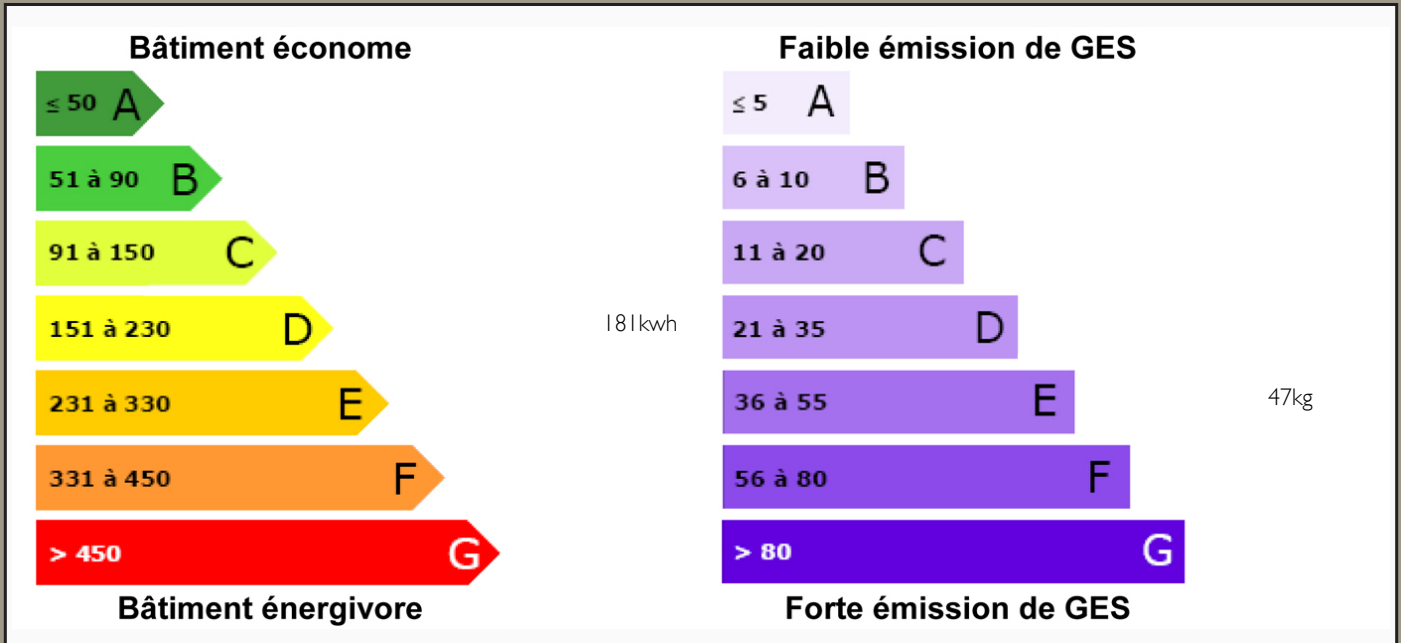
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Set in the heart of Normandy's horse breeding countryside, the property has been a working stud farm for the most part of the past two hundred and fifty years, during which time it has produced some renowned thoroughbreds. The estate consists of an 18th Century manor house, 120 hectares of land, equestrian facilities including 54 boxes, 3 Stallion boxes, manège, and a comprehensive range of modern agricultural buildings including modern young stock housing. The four high quality self-contained gites/apartments accommodate up to 40 people and in addition there is a large office with 5 staff bedrooms above and a rider's 3 room self-contained apartment. Outside you will find a formal French garden at the front of the house, whilst to the north, the park is established with lawn, trees, shrubbery and water garden. There is a small area of woodland, approx. 1.5 ha, a haven for wildlife and a well stocked lake, fed by a small river which runs through the property. The leisure facilities include a lovely outdoor covered pool surrounded by attractive garden areas and two tennis courts. THE STUD FARM The Haras occupies a total of 120 hectares (approx. 320 acres) of well drained land, based on limestone with veins of clay. There is a spring which supplies all the water for the house as well as some neighbouring properties. There is additional mains water supply to house, buildings & paddocks. 54 boxes with automatic drinkers are housed within several courtyard areas and include some indoor stabling. There is a veterinary block, designed to provide a complete veterinary inspection facility and shoeing area plus an adjacent feed storage room. A covered manège for lunging or covering. A fenced and drained carrière (90m x 75m) with an adjacent level grassed area which could be suitable for a heliport. One stone barn in need of renovation, which would make useful stables (4) for outlying paddocks or serve as an isolation stable. THE HOUSE The manor house dates back to around 1750 in the realm of Louis XV and has undergone major renovations to create larger more comfortable rooms with modern facilities. There is a total habitable area of 555 m² offering the following accommodation GROUND FLOOR Dining Room/Séjour: 39m² with triple aspect to the south west & north. Salon/Library: 48m² with stone fireplace, southern aspect and French windows leading into the orangery Salon: 42m² with fireplace, wooden paneling and triple aspect to the south east & north. Kitchen with dining area: 46m² fitted with electric hob and oven microwave and steam ovens large central island, Kashmir granite worktops. Orangery: 75m² to the north of the house, specially designed and built by Glasshouses of England, underfloor heating and radiators. Antique tiled floor. Access from the dining room, the kitchen and the garden Stone staircase to the first floor, with a double cloakroom on the half landing between the two floors. FIRST FLOOR Landing with sitting area. Views to the south with French garden Suite One (west side) Living room: (45m²) with aspect to the north & south. Oak parquet floor and original fireplace Bedroom: (28m²) with stone fireplace, fitted cupboards, parquet floor, aspect to the south & west Bathroom (gold and black) with underfloor heating, large hydro-massage shower, basin w.c. Private staircase to bedroom 3 Suite 2 (east side) Living room (23m²), oak paneled with southern aspect, oak parquet floor Modern kitchen (9m²) Bedroom: (30m²) with wood paneling, aspect to the east and south, with separate fitted dressing room. Bathroom: (blue & white) with underfloor heating and hydro massage shower, basin and w.c. SECOND FLOOR Bedroom 3: (49m²) with en-suite shower room, dressing room and fitted cupboards. Staircase leading down to suite 1. Bedroom 4 (56 m²) with en-suite shower room, fitted cupboards Bedroom 5 (22 m²) with en-suite shower room, fitted cupboards Bedroom 6 (22m²) with en-suite shower room, fitted cupboard (Bedrooms 3 & 5 and 4 & 6 have shared landings so can be linked if required.) BASEMENT Total area of 145m² with walk in cold room, laundry room, linen room, staff w.c. pantry and cellar/stores suitable for wine etc. Boiler room for central heating. OTHER ACCOMMODATION Guest apartment 1: Has 3 double en-suite rooms and one large attic room- en-suite with 6 single beds (+ TV DVD). There is approx. 220 sq metres living space over 3 floors. It accommodates up to 12 guests. Guest apartment 2: Has 2 double en-suite rooms and one attic room en-suite with 4 single beds (+TV & DVD). There is approx. 150 sq. metres living space. It accommodates up to 8 guests. There is also a small balcony with tables and chairs, overlooking the lake. Guest Apartment 3: Has 3 double en-suite rooms and one children's bedroom, also en-suite with 2 double bunks and 1 single bed (+ TV DVD). There is approx. 210sq metres living space over 2 floors. It accommodates up to 11 guests and opens out into the garden. Guest Apartment 4: Ground floor: Reception/Living, then kitchen/diner and 1 double en-suite bedroom opening out on to the garden. The first floor has living room and 2 double en-suite bedrooms and the second floor has a mezzanine and one children's bedroom, also en-suite with 3 single beds. It has approx. 170 sq.metres living space and accommodates up to 11 guests. Staff Accommodation: In a building to the east of the house there is an office with 5 bedrooms and 2 bathrooms above and in addition a rider's 3 room self-contained apartment. Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr> ----- Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



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ENERGY-DPE



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