



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

www.leggettprestige.com

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



PROPERTY FACT FILE	
REFERENCE	77710LOK61
PRICE	€ 4,685,000 £ 4,012,375* <small>*agency fees to be paid by the seller</small>
BEDROOM	20
BATHROOM	20
ACCOMMODATION	550 m²
LAND	1197739 m²
TOWN	Putanges-Pont-Écrepin
DEPARTMENT	Ome
LOCATION	Isolated
TYPE	Maison familiale
CONDITION	Excellent condition
FEATURES	Electricity on site, Barns / outbuildings, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





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

Ref : 77710LOK61

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.

DESCRIPTIF

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 gîtes/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 within several courtyard

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/77710LOK61>

COMPLETE FILE AND PHOTO ON REQUEST

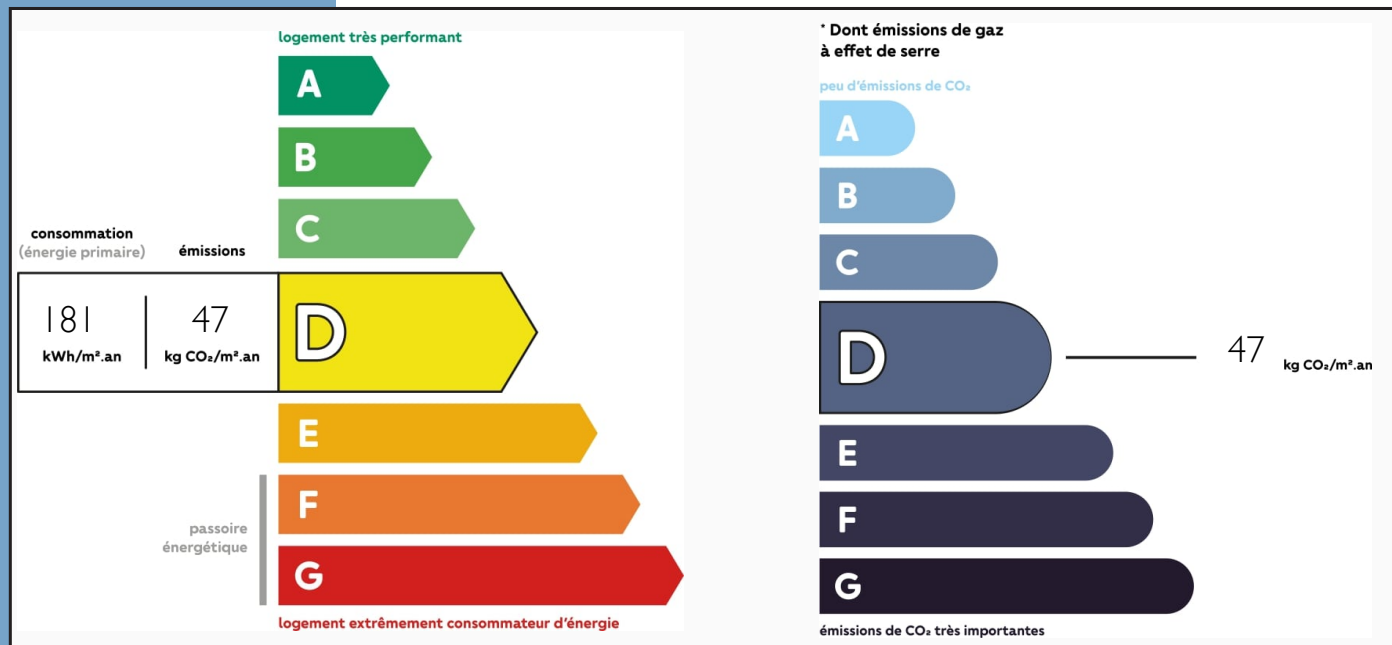


300 ACRES. EXCEPTIONAL
18TH CENTURY MANOIR AND
STUD FARM IN AN ENVIABLE
POSITION ON PRIME
NORMANDY P...

Ref : 77710LOK61

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : 77710LOK61
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr