



EXCEPTIONAL 31-ACRE EQUESTRIAN ESTATE
WITH 17TH-CENTURY MANOR HOUSE –
NORMANDY,

EXCEPTIONAL 31-ACRE
EQUESTRIAN ESTATE
WITH 17TH-CENTURY
MANOR HOUSE –
NORMANDY,...



PROPERTY FACT FILE	
REFERENCE	A32347YAL61
PRICE	€ 2,100,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (2 000 000 EUR hors honoraires)</small>
BEDROOM	14
BATHROOM	10
ACCOMMODATION	714 m ²
LAND	126374 m ²
TOWN	Argentan
DEPARTMENT	
LOCATION	Hamlet property
TYPE	
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- Stunning 17th-century manor, beautifully renovated
- 12.6 hectares breeding stud - 16 stalls & paddocks
- 2 guesthouses fully renovated with spa & sauna
- A 25-meter heated lap pool
- 10 mins from Argentan, 20 mins from Haras du Pin

EXCEPTIONAL 31-ACRE
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Exceptional 12.63 ha equestrian estate in Normandy featuring a beautifully restored 17th-century manor (445 m²) blending period charm with modern elegance.

The main house offers grand reception rooms, six en-suite bedrooms, a study, and a 25m heated lap pool with terrace.

DESCRIPTION

Prestigious 17th-Century Equestrian Estate in Normandy — 12.63 ha of Serenity and Elegance

Set amidst the rolling landscapes of Normandy, this exceptional 12.63-hectare (31-acre) equestrian estate offers an enchanting blend of heritage, refinement, and functionality. At its heart stands a magnificently restored 17th-century manor house of approximately 445 m², surrounded by landscaped gardens, ponds, and fenced pastures — a haven of peace and privacy just 10 minutes from Argentan and 20 minutes from the renowned Haras du Pin National Stud.

The Manor House

Painstakingly renovated with timeless taste, the manor combines period character with modern comfort.

On the ground floor, elegant reception rooms include:

A spacious entrance hall with a majestic wooden staircase

A superbly equipped 40 m² kitchen with high-end fittings

A 30 m² dining room bathed in natural light

A 42 m² living room with an authentic fireplace

Upstairs, the refined atmosphere continues with:

A master suite (46 m²) featuring a dressing room and private bathroom

A study/library ideal for quiet work or reading

Three additional en-suite bedrooms

The top floor offers:

Two further bedrooms with private bathrooms and dressing rooms

A laundry room and attic space

Outside, the manor opens onto a private park with pond, connected by a wooden bridge to a 25-metre heated lap pool and sun terrace — a perfect setting for relaxation and entertaining.

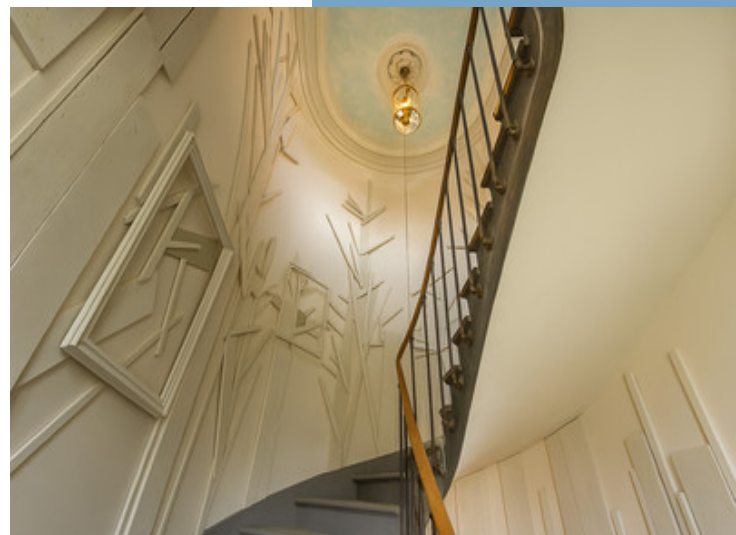
Guest Houses & Outbuildings

Two beautifully converted gu...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32347YAL61>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

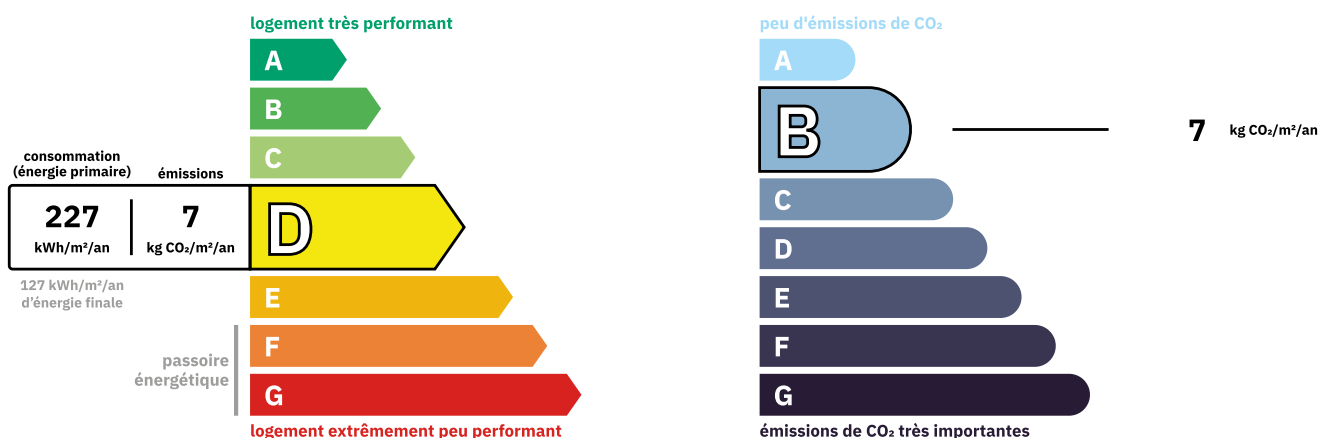
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EQUESTRIAN ESTATE WITH
17TH-CENTURY MANOR
HOUSE – NORMANDY,...

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

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 960 € and 1340€ for 2021

NOTICE

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

1: 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.

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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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