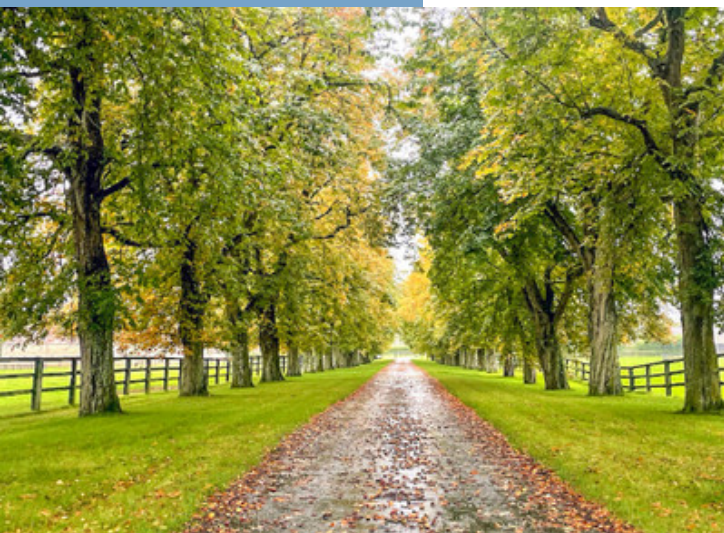




IMPRESSIVE MANOR HOUSE WITH EXTENSIVE  
EQUESTRIAN FACILITIES SET IN 155 ACRES. PRIME  
NORMANDY BREEDING AREA.



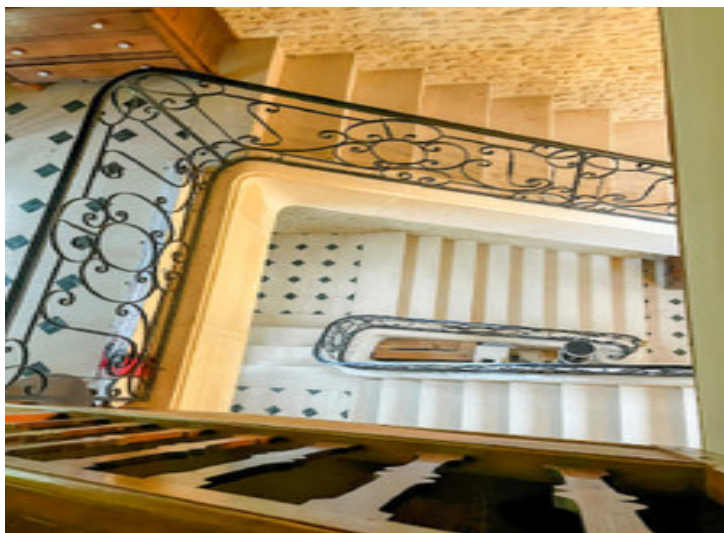
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## PROPERTY FACT FILE

REFERENCE	A32364YAL61
PRICE	€ 2,332,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (2 200 000 EUR hors honoraires)</small>
BEDROOM	11
BATHROOM	6
ACCOMMODATION	250 m <sup>2</sup>
LAND	630000 m <sup>2</sup>
TOWN	Argentan
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Country House, Equestrian
CONDITION	Good condition
FEATURES	Other Drainage, River Frontage, Garage

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





- breeding and competition stud farm
- manor house and annexes (staff housing)
- 63ha, 80 stalls, 2 horse walkers ...
- Near the famous Haras du Pin
- possibility of conversion to gite

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For sale, manor house (with outbuildings) and a famous stud farm (63 ha), less than 10min from Argentan and 10min from the Haras du Pin. The manor house is renovated, very bright (250m<sup>2</sup>) with beautiful living rooms, the breeding and competition stud farm, 80box in total, Havrincourt's ring, broodmares, paddocks, riding arena, ...

## DESCRIPTIF

Magnificent Equestrian Property in Normandy

Discover this sumptuous property located in Normandy, in the Orne department, just 10 minutes from the famous Haras du Pin and the town of Argentan. This exceptional estate, spanning 63 hectares, is a true haven for horse enthusiasts and lovers of historical heritage.

The Historic Manor This 250 m<sup>2</sup> manor, surrounded by water-filled moats, offers a unique living environment:

Ground Floor: A majestic 13 m<sup>2</sup> entrance hall with a Caen stone staircase, a bright and fitted 11 m<sup>2</sup> kitchen with a central island, two elegant dining rooms of 28 m<sup>2</sup> and 16 m<sup>2</sup>, and a spacious 37 m<sup>2</sup> office with a fireplace.

First Floor: A 25 m<sup>2</sup> master suite with a 7 m<sup>2</sup> private bathroom, a 13 m<sup>2</sup> children's bedroom with a shower room, two additional bedrooms of 21 m<sup>2</sup> and 9 m<sup>2</sup> with a dressing room, and a shower room with laundry facilities.

Second Floor: A 22 m<sup>2</sup> converted attic offering additional space.

The Annexes Three annexes surround the manor, including two staff accommodations, offering comfort and functionality:

First Apartment: 11 m<sup>2</sup> living room, 22 m<sup>2</sup> dining room, 14 m<sup>2</sup> fitted kitchen, two bedrooms of 14 m<sup>2</sup> and 15 m<sup>2</sup>, 7 m<sup>2</sup> bathroom, and plenty of storage.

Studio to Renovate: Fitted kitchen, spacious 25 m<sup>2</sup> living area, two bedrooms of 10 m<sup>2</sup> and 13 m<sup>2</sup>.

Second Apartment to Renovate: 27 m<sup>2</sup> living area, 8 m<sup>2</sup> kitchen, shower room, 26 m<sup>2</sup> dining room, and three bedrooms of 23 m<sup>2</sup>, 9 m<sup>2</sup>, and 15 m<sup>2</sup> upstairs.

Equestrian Facilities The esta



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32364YAL61>

COMPLETE FILE AND PHOTO ON REQUEST

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

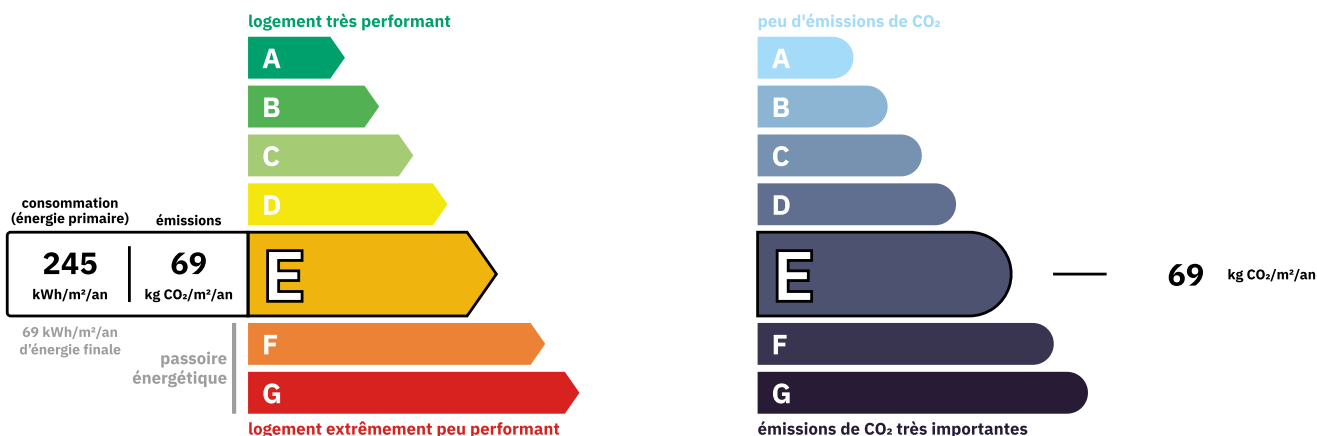
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IMPRESSIVE MANOR HOUSE  
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EQUESTRIAN FACILITIES SET IN  
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Ref : A32364YAL6I

## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 5350 € and 7290€ for 2021

## NOTICE

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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 : A32364YAL6I  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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