



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

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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>	





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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

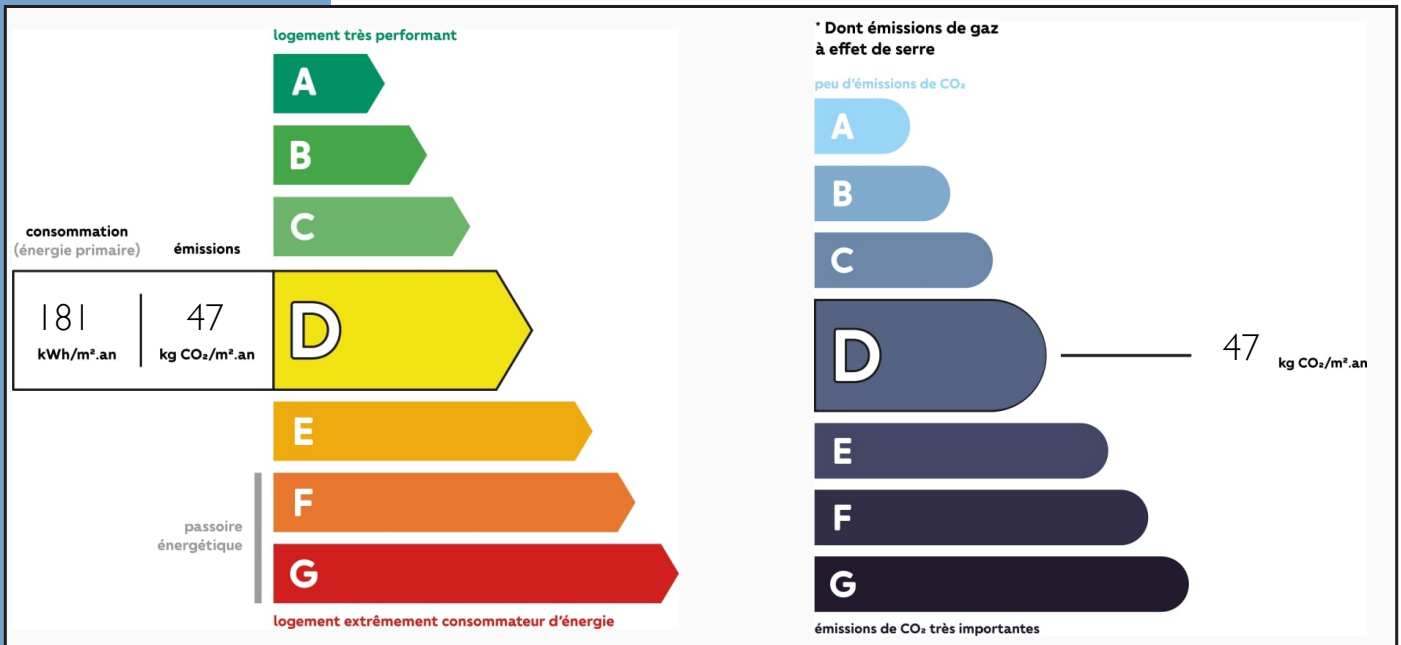


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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