



## LUXURIOUS 18TH CENTURY MANOR & STUD FARM ON 300 ACRES, PERFECT FOR OLYMPIC VISITORS

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LUXURIOUS 18TH  
CENTURY MANOR & STUD  
FARM ON 300 ACRES,  
PERFECT FOR OLYMPIC  
VISITORS...



PROPERTY FACT FILE	
REFERENCE	77710LOK61
PRICE	€ 4,685,000 £ 3,877,306* <small>*agency fees to be paid by the seller</small>
BEDROOM	20
BATHROOM	20
ACCOMMODATION	550 m <sup>2</sup>
LAND	1197739 m <sup>2</sup>
TOWN	Putanges-Pont-Écrepin
DEPARTMENT	Ome
LOCATION	Isolated
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Lake
<small>*Price based on current exchange rate which is subject to change</small>	



- Prime 300-acre estate in Normandy
- Historic 18th-century manor house
- Equestrian facilities with 54 boxes
- 4 gîtes, pool, and tennis courts
- 3 hours from Paris, 40 min from Caen

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Discover an unparalleled property perfect for equestrian enthusiasts and luxury seekers alike. This 18th-century manor, nestled on 300 acres of prime Normandy pasture, offers four exclusive gîtes, a swimming pool, tennis courts, and top-tier equestrian facilities. Just 3 hours from Paris and 40 minutes from the Caen ferry, this estate

## DESCRIPTIF

Exceptional 18th Century Manor & Stud Farm in Normandy – Perfect for Olympic Visitors

The Estate:

Set in the heart of Normandy's prestigious horse breeding countryside, this property has been a working stud farm for over 250 years, producing renowned thoroughbreds. The estate features an 18th-century manor house and spans 300 acres (120 hectares) of well-drained, limestone-based land with veins of clay, perfect for equestrian activities.

Manor House:

Dating back to around 1750, the manor house has been meticulously renovated to combine historical charm with modern luxury. With a total habitable area of 555 m<sup>2</sup>, the manor includes:

Ground Floor:

- Dining Room (39 m<sup>2</sup>): Triple aspect views.
- Salon/Library (48 m<sup>2</sup>): Stone fireplace, southern aspect, French windows to the orangery.
- Second Salon (42 m<sup>2</sup>): Fireplace, wood panelling, triple aspect.
- Kitchen (46 m<sup>2</sup>): Modern appliances, Kashmir granite worktops, large central island.
- Orangery (75 m<sup>2</sup>): Designed by Glasshouses of England, underfloor heating, antique tiled floor.

First Floor:

- Landing with Sitting Area: Views of the formal French garden.
- Suite One: Living room (45 m<sup>2</sup>), bedroom (28 m<sup>2</sup>), and luxurious bathroom with hydro-massage shower.
- Suite Two: Living room (23 m<sup>2</sup>), modern kitchen, bedroom (30 m<sup>2</sup>), and elegant bathroom with hydro-massage shower.

Second Floor:

- Bedroom 3 (49 m<sup>2</sup>): En-suite shower room, dressing room.
- Bedroom 4 (56 m<sup>2</sup>): En-suite shower room, fitted cupboards.
- Bedroom 5 (22 m<sup>2</sup>) &

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/77710L0K61>

COMPLETE FILE AND PHOTO ON REQUEST

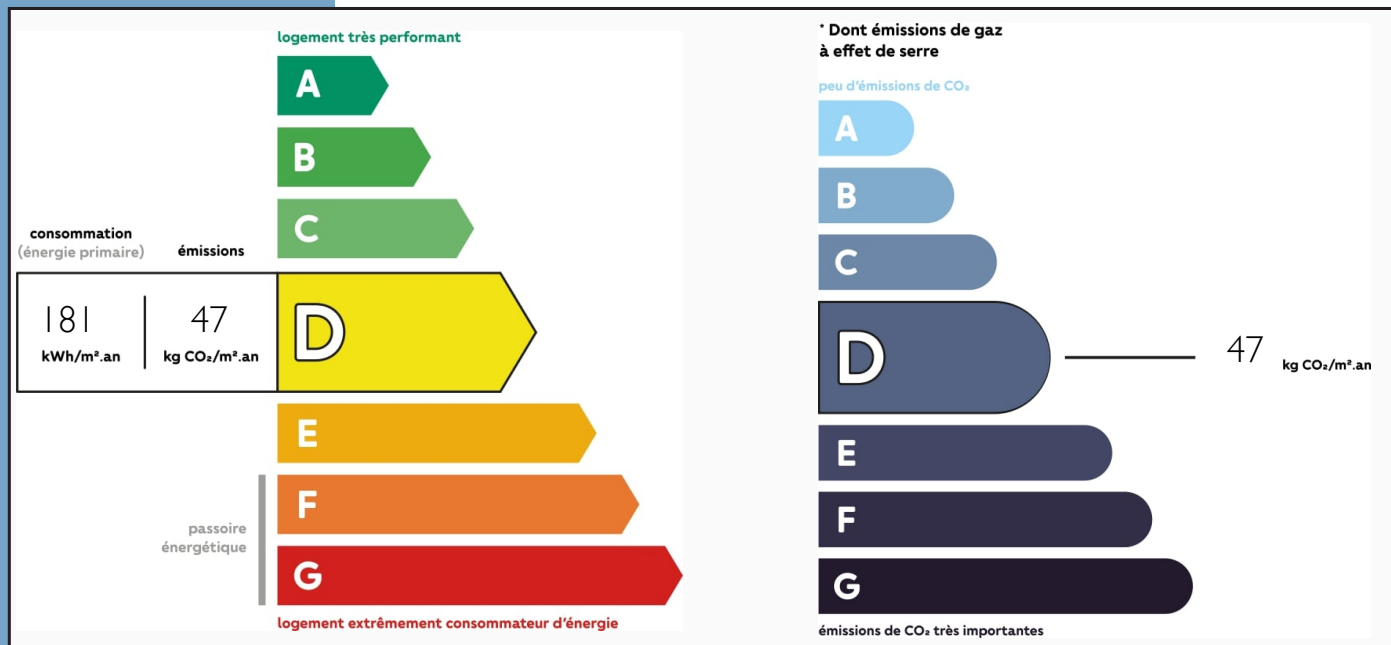


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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