



FOR SALE: PRESTIGIOUS STUD FARM (14 HA) IN
NORMANDY (TOTAL WITH LEASE 110HA) AND
ITS 280M² MANOR HOUSE

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PROPERTY FACT FILE	
REFERENCE	A32346YAL61
PRICE	€ 2,120,000 £ 1,758,858* <small>*agency fees included: 6 % TTC to be paid by the buyer (2 000 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	280 m ²
LAND	140000 m ²
TOWN	Le Merlerault
DEPARTMENT	Ome
LOCATION	Hamlet property
TYPE	Activité équestre, Manoir, Maison de Maître
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Beautiful prestigious property
- Nationally renowned stud farm
- in a hamlet in the heart of the Normandy bocage
- manor house with 10 pieces
- 45 boxes, barns, roundlounge, havrincourt round, ..

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For sale: Magnificent nationally-renowned stud farm in Normandy region (Orne department), 14ha of property, total 110ha (including rentals) and possibility of buying out more than 30ha. 17th-century manor house with outbuildings.

DESCRIPTIF

Prestigious Property in Normandy - Unique Opportunity

Description:

Discover this magnificent prestigious property located in Normandy, in the Orne department. Renowned for its stud farm and horse breeding, this property has gained national and European fame.

Location:

10 minutes from Merlerault, famous for its stud farms since the 17th century.

15 minutes from Nonant-le-Pin and 20 minutes from Haras du Pin. Close to the train stations of Sainte-Gauburge (10-15 km) and L'Aigle (20-25 km).

2 hours from Paris via the N12, 1 hour from Caen, Le Mans, and Deauville.

Property Features:

Total area: 14 hectares (110 hectares with leased land, possibility to acquire an additional 30 hectares).

Historic manor: 280 m², dating from the 18th century, located in the heart of the Norman bocage.

Annexes: Staff accommodation, stables, boxes, Havrincourt ring, round lounge, paddocks, parks.

The Manor:

Ground floor:

Majestic entrance hall with a grand oak staircase.

30 m² living room with antique parquet flooring and Louis XVI marble fireplace.

26 m² office with garden access.

30 m² dining room with exposed beams, Burgundy stone tiles, and Quilly stone fireplace.

26 m² fully equipped kitchen with gas stove and large fireplace.

First floor:

2 bedrooms (20 m² and 28 m²) with Italian shower room.

Caen stone fireplaces, exposed beams, period paintings.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32346YAL61>

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

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A32346YAL61
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