



EXCEPTIONAL PROPERTY FOR SALE: MANOR
HOUSE, GITE, STUD FARM, SPA, SAUNA,
SWIMMING POOL, ... 10 MIN FROM ARGENT

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EXCEPTIONAL PROPERTY
FOR SALE: MANOR HOUSE,
GITE, STUD FARM, SPA,
SAUNA, SWIMMING POOL,
... 10 MIN F...



PROPERTY FACT FILE	
REFERENCE	A32347YAL61
PRICE	€ 2,438,000 £ 2,032,268* <small>*agency fees included: 6 % TTC to be paid by the buyer (2 300 000 EUR hors honoraires)</small>
BEDROOM	14
BATHROOM	10
ACCOMMODATION	714 m ²
LAND	126374 m ²
TOWN	Monts-sur-Orne
DEPARTMENT	Ome
LOCATION	Hamlet property
TYPE	Gîtes, Manoir, Maison de Maitre
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- magnificent restored manor house
- former flax dryer converted into a gite
- secluded plot with 2 ponds and numerous water feat
- possibility of a stud farm (22 stables, paddocks,
- swim lane, spa, sauna, ...

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Magnificent property (12ha) in Normandy, in the Orne department, 10 km from Argentan for sale with a very well renovated manor house, outbuildings (gites), stud farm, spa, sauna, ...

DESCRIPTIF

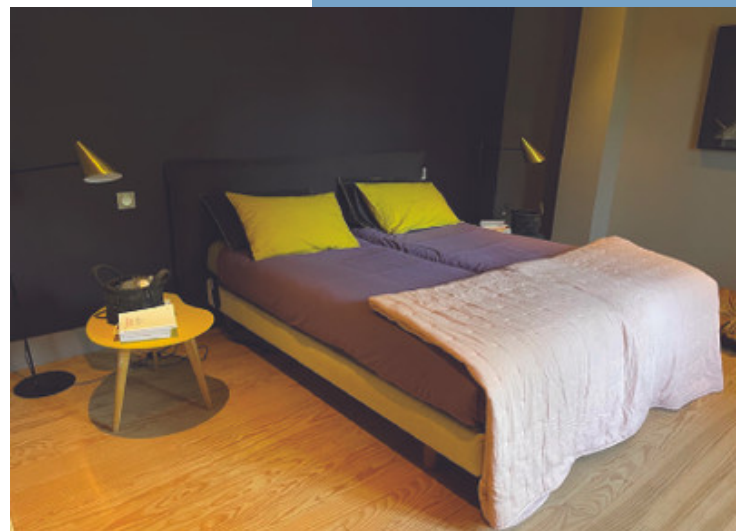
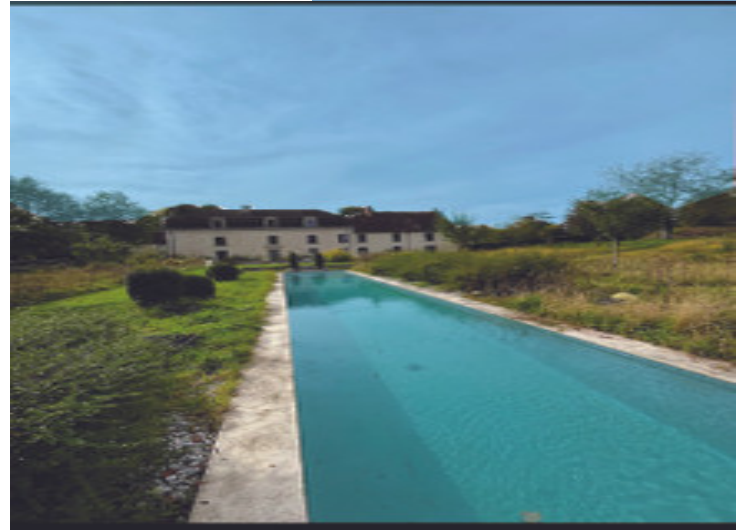
For sale, exceptional 12ha63 property with ponds, meadows, ... a very beautiful, very well restored 17th-century manor house (445m²), with on the ground floor: a service entrance (with dressing room, wc, scullery), a main entrance with wooden staircase, a very well fitted and equipped 40m² kitchen, a dining room (30m²), a very bright 42m² living room with fireplace. 1st floor: a 15m² study (with library), a 46m² suite with bathroom and dressing room, 3 bedrooms with bathrooms and wc (18,17 & 17m²). Second floor: 2 bedrooms (work in progress) with bathrooms and dressing rooms (25 & 30m²), laundry room and attic.

The private garden includes a pool with a little bridge and a 25m-long heated swimming corridor (PAC) with a large terrace.

The property also includes two outbuildings converted into gites, including a former grain mill (77m²), with on the ground floor: fitted kitchen, shower room, wc, living room, bedroom, and upstairs a landing bedroom with mezzanine. The former linen drying room has 5 stalls on the ground floor, an entrance hall with sauna and spa. 1st floor: bright 37m² fitted kitchen with dining room, 4-bed dormitory (9m² and shower room of 3m²), living room

(34m²) with pellet stove and east/west-facing terrace (garden furniture, barbecue, garden table). 1st floor: 3 bedrooms with shower room and wc (3x9m²).

An outbuilding opposite the manor house is reserved for horses, with 9 boxes, a shower, a gynecological bar, a tack room and foaling boxes.
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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

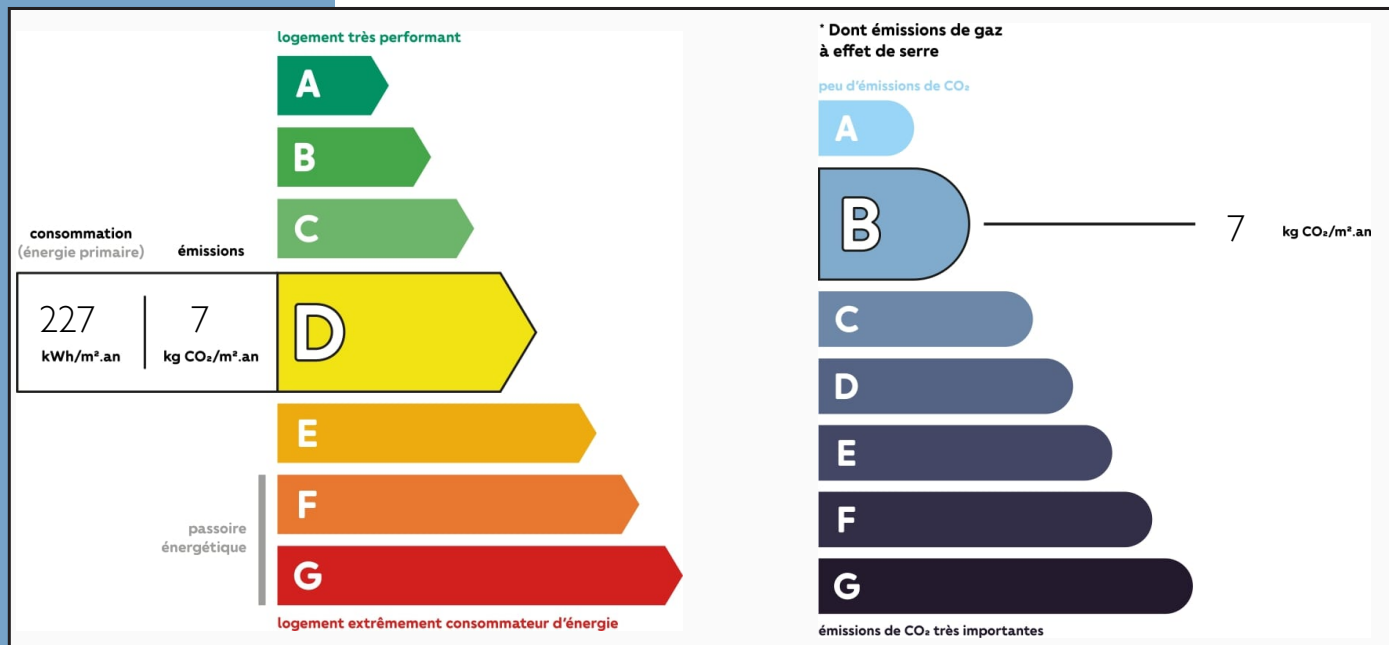
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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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
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