



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 £ 2,017,689* <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	Maison de Vacances, Equestrian, Gite Complex
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 Property in Normandy

Discover this prestigious 12.63-hectare estate featuring ponds, basins, and meadows, with a beautifully restored 17th-century manor house of 445 m².

Manor House:

Ground Floor: Service entrance with dressing room, WC, and pantry. Main entrance with wooden staircase. Fully equipped and fitted kitchen of 40 m². Dining room of 30 m². Bright living room of 42 m² with fireplace.

First Floor: Office with library of 15 m². Master suite of 46 m² with bathroom and dressing room. Three bedrooms with en-suite bathrooms and WC (18, 17, and 17 m²).

Second Floor: Two bedrooms (undergoing finishing work) with en-suite bathrooms and dressing rooms (25 and 30 m²). Laundry room and attic.

Exteriors:

Private garden with pond, footbridge, and heated swimming lane of 25 m, large terrace.

Outbuildings:

Gîte 1 (former granary of 77 m²): Ground floor with fitted kitchen, shower room, WC, living room, bedroom. Upstairs, landing bedroom with mezzanine.

Gîte 2 (former flax dryer): Ground floor with 5 stalls, entrance with sauna and spa. First floor with equipped kitchen, dining room of 37 m², dormitory with 4 beds, shower room of 3 m², living room of 34 m² with pellet stove, outdoor terrace. Upstairs, three bedrooms with en-suite bathrooms and WC (3x9 m²).

Equestrian Facilities:

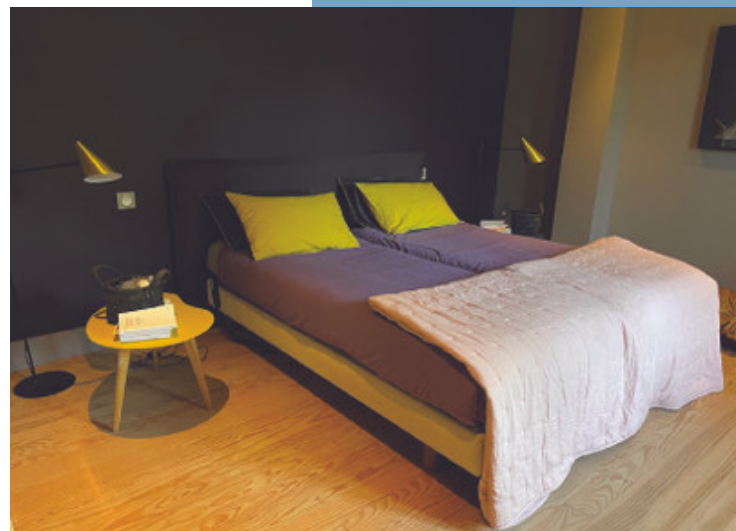
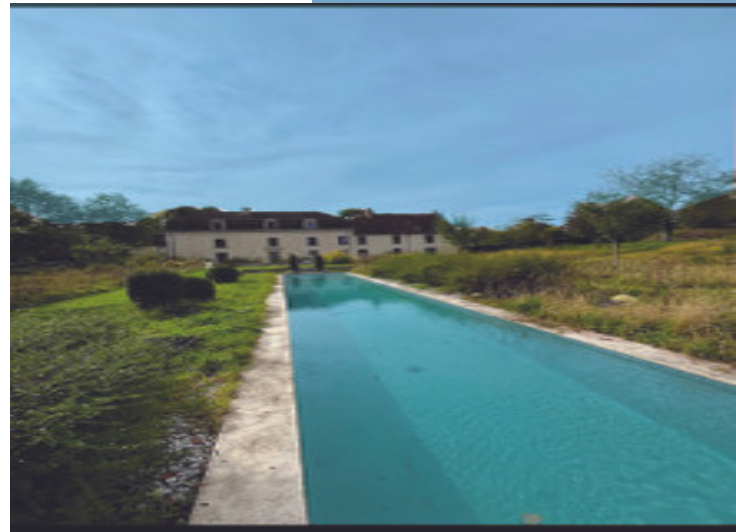
Outbuilding with 9 stalls, shower, gynecological bar, tack room, foaling stalls.

Barns for storage, hay, equipment, 9 paddocks, riding arena, woods, tool and workshop

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32347YAL61>

COMPLETE FILE AND PHOTO ON REQUEST

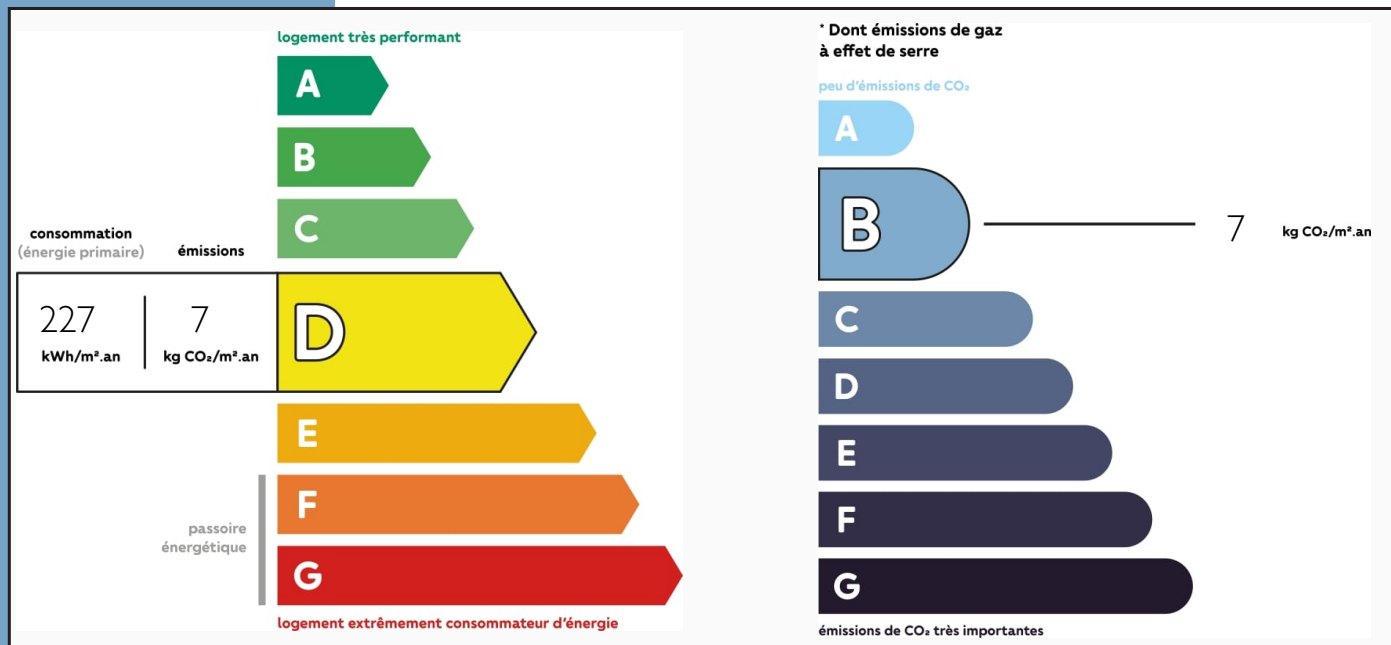


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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

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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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