



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 £ 2,061,402* <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 <sup>2</sup>
LAND	126374 m <sup>2</sup>
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 m<sup>2</sup>.

Manor House:

Ground Floor: Service entrance with dressing room, WC, and pantry. Main entrance with wooden staircase. Fully equipped and fitted kitchen of 40 m<sup>2</sup>. Dining room of 30 m<sup>2</sup>. Bright living room of 42 m<sup>2</sup> with fireplace.

First Floor: Office with library of 15 m<sup>2</sup>. Master suite of 46 m<sup>2</sup> with bathroom and dressing room. Three bedrooms with en-suite bathrooms and WC (18, 17, and 17 m<sup>2</sup>).

Second Floor: Two bedrooms (undergoing finishing work) with en-suite bathrooms and dressing rooms (25 and 30 m<sup>2</sup>). 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 m<sup>2</sup>): 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 m<sup>2</sup>, dormitory with 4 beds, shower room of 3 m<sup>2</sup>, living room of 34 m<sup>2</sup> with pellet stove, outdoor terrace. Upstairs, three bedrooms with en-suite bathrooms and WC (3x9 m<sup>2</sup>).

Equestrian Facilities:

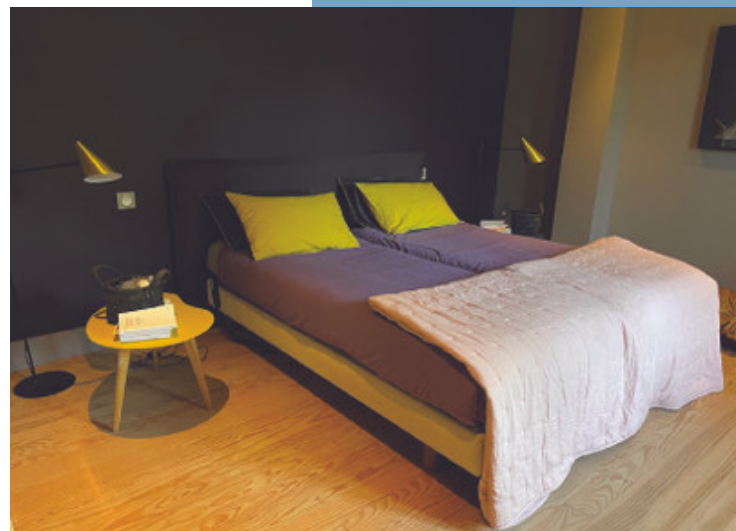
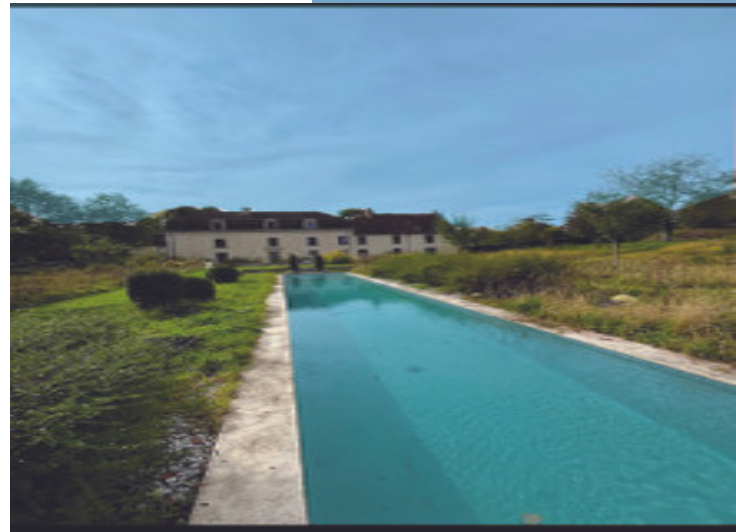
Outbuilding with 9 stalls, shower, gynecological bar, tack room, foaling stalls.

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

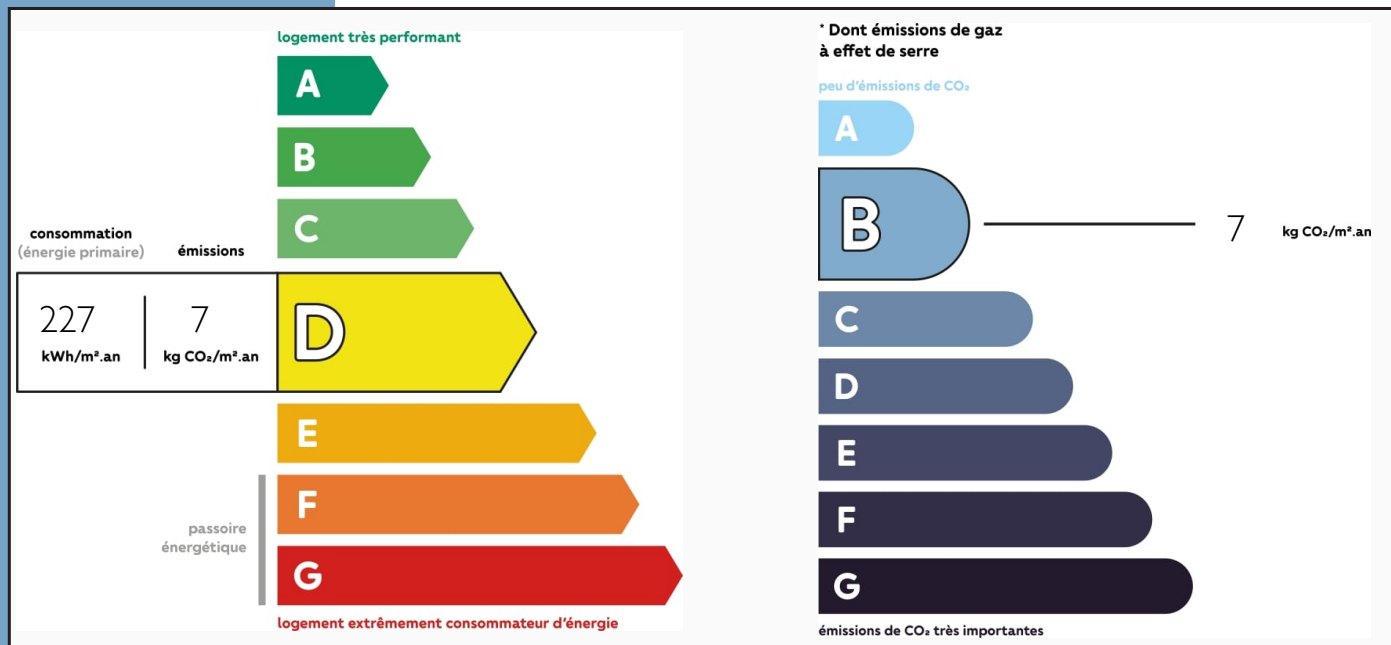


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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