



## FOR SALE NEAR ARGENTAN, MANOR HOUSE AND BREEDING AND COMPETITION FAMOUS STUD FARM



FOR SALE NEAR  
ARGENTAN, MANOR  
HOUSE AND BREEDING  
AND COMPETITION  
FAMOUS STUD FARM...



PROPERTY FACT FILE	
REFERENCE	A32364YAL61
PRICE	€ 2,544,000 £ 2,123,095* <small>*agency fees included: 6 % TTC to be paid by the buyer (2 400 000 EUR hors honoraires)</small>
BEDROOM	11
BATHROOM	6
ACCOMMODATION	250 m <sup>2</sup>
LAND	630000 m <sup>2</sup>
TOWN	Aunou-le-Faucon
DEPARTMENT	Ome
LOCATION	Village property
TYPE	Manoir
CONDITION	Good condition
FEATURES	Other Drainage, River Frontage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





- breeding and competition stud farm
- manor house and annexes (staff housing)
- 63ha, 80 stalls, 2 horse walkers ...
- Near the famous Haras du Pin
- possibility of conversion to gite

FOR SALE NEAR  
ARGENTAN, MANOR  
HOUSE AND BREEDING  
AND COMPETITION  
FAMOUS STUD FARM...

Ref : A32364YAL61

For sale, manor house (with outbuildings) and a famous stud farm (63 ha), less than 10min from Argentan and 10min from the Haras du Pin. The manor house is renovated, very bright (250m<sup>2</sup>) with beautiful living rooms, the breeding and competition stud farm, 80box in total, Havrincourt's ring, broodmares, paddocks, riding arena, ...

## DESCRIPTIF

This magnificent property for sale is located in Normandy, in the Orne department, 10 minutes from the famous Haras du Pin and from Argentan's town.

This stud is renowned for its breeding and competition horses.

Covering 63 hectares, the property includes a beautiful historic manor house surrounded by a moat, numerous outbuildings (including staff accommodation), numerous stalls, several stables, several walkers, a rond d'Havrincourt, paddocks, riding arenas, career, parks, ..;

The manor house (250m<sup>2</sup>) comprises

- on the ground floor, an entrance hall (13m<sup>2</sup>) with a magnificent Caen stone staircase (with wc), on the south wing, we find a large kitchen (11m<sup>2</sup>) fitted and bright with a central island, with two accesses onto the garden to an arbour and a covered terrace. The kitchen is furnished in wood, with a piano; then a small dining room (28m<sup>2</sup>), with black and white tiled floor, a wooden bookcase on the walls, and a large stone Renaissance fireplace; a second dining room (16m<sup>2</sup>), darkly decorated, with numerous cupboards; in the north wing, we find a vast study (37m<sup>2</sup>) with a stone fireplace, access to a small cellar, and two rooms (oil-fired boiler, and storage: 2x8m<sup>2</sup>).

- 1st floor: a bright corridor in the south wing (in coconut fiber) leads to two bedrooms (a 25m<sup>2</sup> suite, with 7m<sup>2</sup> bathroom; separate toilet; and a 13m<sup>2</sup> children's bedroom with bathroom), in the north wing there are two bedrooms (21m<sup>2</sup> and 9m<sup>2</sup> with dressing room) and a bathroom (with laundry).

- 2nd



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32364YAL61>

COMPLETE FILE AND PHOTO ON REQUEST

LEGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

FOR SALE NEAR ARGENTAN,  
MANOR HOUSE AND  
BREEDING AND  
COMPETITION FAMOUS STUD  
FARM...

Ref : A32364YAL61

## 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 exchange rates. 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 :A32364YAL61  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)