



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

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HOUSE AND BREEDING
AND COMPETITION
FAMOUS STUD FARM...



PROPERTY FACT FILE

REFERENCE	A32364YAL61
PRICE	€ 2,544,000 £ 2,121,187* <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 m²
LAND	630000 m²
TOWN	Argentan
DEPARTMENT	Ome
LOCATION	Village property
TYPE	Maison de Vacances, Country House, Equestrian
CONDITION	Good condition
FEATURES	Other Drainage, River Frontage, Garage

*Price based on current exchange rate which is subject to change



- 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

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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 (250m²) 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 (250m²) comprises

- on the ground floor, an entrance hall (13m²) with a magnificent Caen stone staircase (with wc), on the south wing, we find a large kitchen (11m²) 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 (28m²), with black and white tiled floor, a wooden bookcase on the walls, and a large stone Renaissance fireplace; a second dining room (16m²), darkly decorated, with numerous cupboards; in the north wing, we find a vast study (37m²) with a stone fireplace, access to a small cellar, and two rooms (oil-fired boiler, and storage: 2x8m²).

- 1st floor: a bright corridor in the south wing (in coconut fiber) leads to two bedrooms (a 25m² suite, with 7m² bathroom; separate toilet; and a 13m² children's bedroom with bathroom), in the north wing there are two bedrooms (21m² and 9m² 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

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

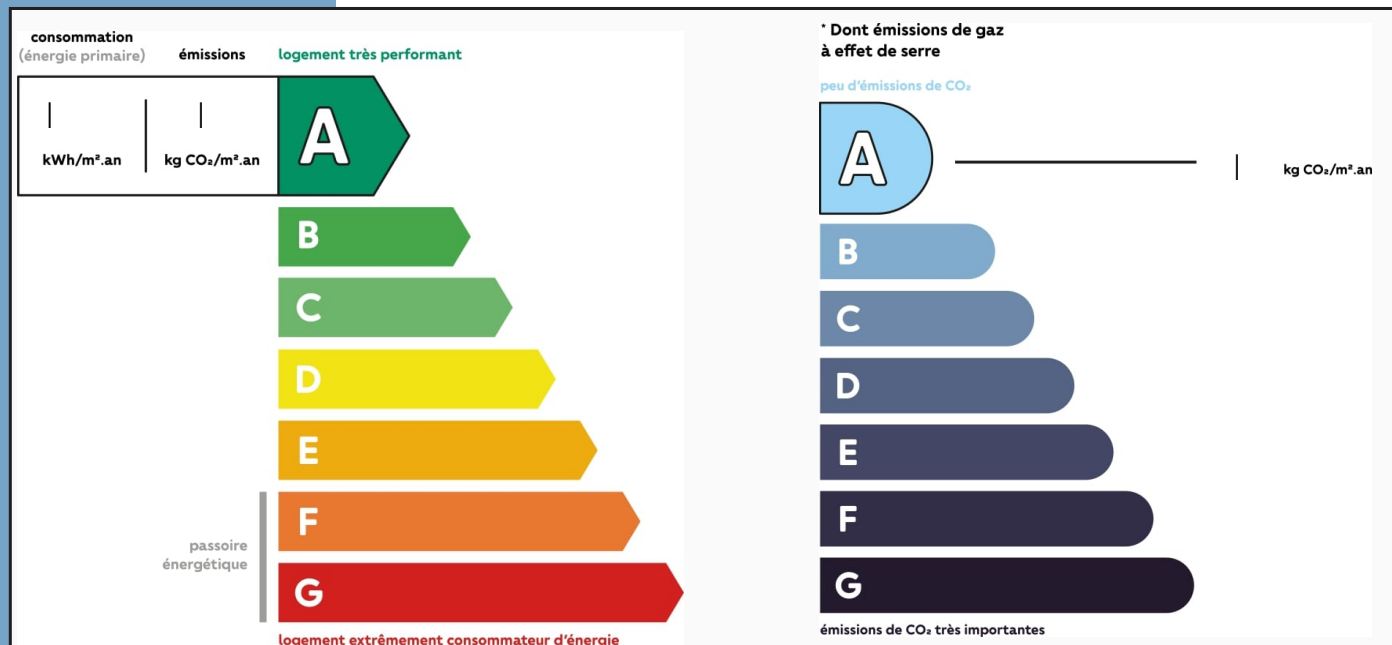
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Ref : A32364YAL6I

ENERGIE-DPE

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



NOTICE

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CONTACT

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