LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL 18TH CENTURY MANOR & STUD FARM ON 300 ACRES. 30 MINS HARAS DU PIN, 1HR DEAUVILLE, 3HRS PARIS.

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PROPERTY FACT FILE

REFERENCE	77710LOK61
PRICE	€ 4,000,000 £ 0* *agency fees to be paid by the seller
BEDROOM	20
BATHROOM	20
ACCOMMODATION	550 m²
LAND	1197739 m²
TOWN	Putanges-le-Lac
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Private drainage, Lake

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





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- Prime 300-acre estate in Normandy
- Historic 18th-century manor house
- Equestrian facilities with 54 boxes
- 4 gîtes, pool, and tennis courts
- 3 hours from Paris, 40 min from Caen

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Discover an unparalleled property perfect for equestrian enthusiasts and luxury seekers alike. This 18th-century manor, nestled on 300 acres of prime Normandy pasture, offers four exclusive gîtes, a swimming pool, tennis courts, and top-tier equestrian facilities. Just 3 hours from Paris and 40 minutes from the Caen ferry, this estate



DESCRIPTION

Exceptional 18th Century Manor & Stud Farm in Normandy

The Estate:
Set in the heart of Normandy's prestigious horse breeding countryside, this property has been a working stud farm for over 250 years, producing renowned thoroughbreds. The estate features an 18th-century manor house and spans 300 acres (120 hectares) of well-drained, limestone-based land with veins of clay, perfect for equestrian activities.



Manor House:
Dating back to around 1750, the manor house has been meticulously renovated to combine historical charm with modern luxury. With a total habitable area of 555 m², the manor includes:

Ground Floor:
- Dining Room (39 m²): Triple aspect views.
- Salon/Library (48 m²): Stone fireplace, southern aspect, French windows to the orangery.
- Second Salon (42 m²): Fireplace, wood panelling, triple aspect.
- Kitchen (46 m²): Modern appliances, Kashmir granite worktops, large central island.
- Orangery (75 m²): Designed by Glasshouses of England, underfloor heating, antique tiled floor.

First Floor:
- Landing with Sitting Area: Views of the formal French garden.
- Suite One: Living room (45 m²), bedroom (28 m²), and luxurious bathroom with hydro-massage shower.
- Suite Two: Living room (23 m²), modern kitchen, bedroom (30 m²), and elegant bathroom with hydro-massage shower.



Second Floor:
Bedroom 3 (49 m²): En-suite shower room, dressing room.
Bedroom 4 (56 m²): En-suite shower room, fitted cupboards.
Bedroom 5 (22 m²) & Bedroom 6 (22 m²): Each with en...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/77710LOK61

COMPLETE FILE AND PHOTO ON REQUEST

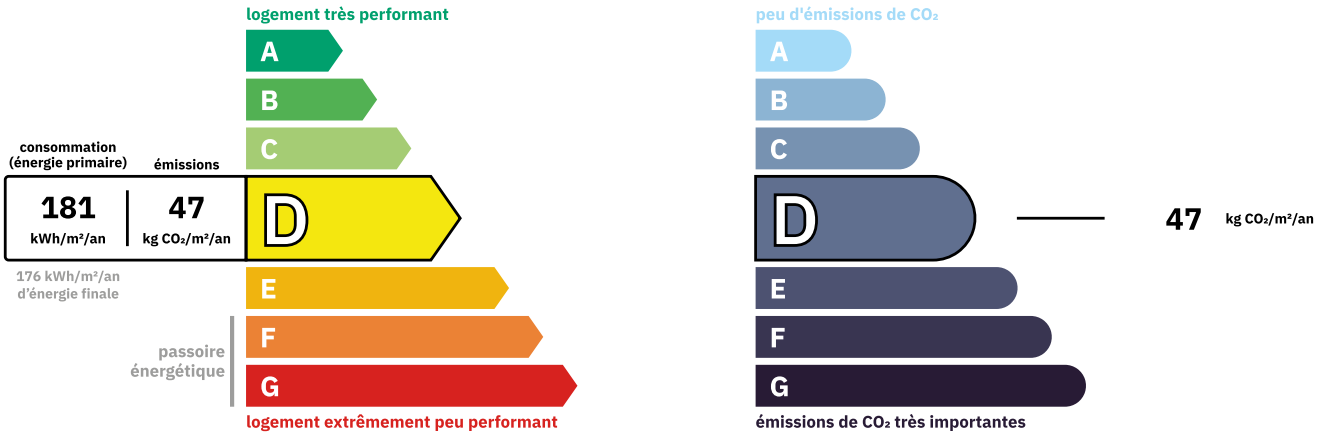
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 12000 € and 16280€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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

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