





EXCEPTIONAL 3 I-ACRE EQUESTRIAN ESTATE WITH 17TH-CENTURY MANOR HOUSE -NORMANDY,

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EXCEPTIONAL 31-ACRE EQUESTRIAN ESTATE WITH 17TH-CENTURY MANOR HOUSE —





PROPERTY FACT FILE

REFERENCE A32347YAL61

PRICE € 2,438,000

£ 0*

*agency fees included: 6 % TTC to be paid by the buyer (2 300 000 EUR hors honoraires)

BEDROOM 14

BATHROOM 10

ACCOMMODATION 714 m²

LAND 126374 m²

TOWN Écouché-les-Vallées

DEPARTMENT

LOCATION Hamlet property

TYPE Maison de Vacances, Equestrian,

Gite Complex

CONDITION Good condition

FEATURES Swimming Pool, Other Drainage,

River Frontage

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





- Stunning 17th-century manor, beautifully renovated
- 12.6 hectares breeding stud 16 stalls & paddocks
- 2 guesthouses fully renovated with spa & sauna
- A 25-meter heated lap pool
- 10 mins from Argentan, 20 mins from Haras du Pin

Exceptional 12.63 ha (31-acre) equestrian estate in Normandy, featuring a beautifully restored 17th-century manor (445 m²) with elegant living spaces, 6 bedrooms, study, and heated 25 m lap pool with terrace.

DESCRIPTIF

Outstanding 12.63-hectare (31-acre) property featuring ponds, landscaped gardens, and fenced pastures — including a beautifully restored 17th-century manor house of approximately 445 m².

MAIN MANOR

On the ground floor, the manor offers:

- A service entrance with cloakroom, WC, and utility room
- A grand main entrance with a wooden staircase
- A superbly equipped 40 m² kitchen with high-end fittings
- A 30 m² dining room
- A bright 42 m² living room with an elegant fireplace

On the first floor:

- A 15 m² study/library
- A 46 m² master suite with dressing room and private bathroom
- Three additional bedrooms, each with its own en-suite bathroom and WC

On the second floor:

- Two bedrooms, each with en-suite bathroom and dressing room
- A laundry room and an attic

The private garden features a charming pond crossed by a wooden footbridge leading to a 25-metre heated lap pool (heat pump) with a large sun terrace — a perfect setting for relaxation.

GUEST HOUSES & OUTBUILDINGS

The estate includes two beautifully converted guesthouses:

Former Grain Store (77 m²):

Ground floor — fitted kitchen, shower room, WC, living room, and bedroom

First floor — landing bedroom with mezzanine

Former Flax Dryer:

Ground floor — 5 horse boxes, entrance with sauna and spa

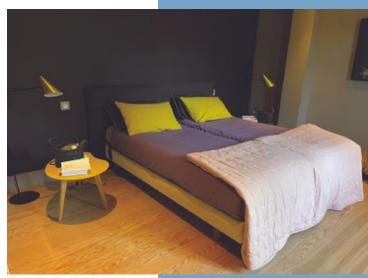
More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A32347YAL61 COMPLETE FILE AND PHOTO ON REQUEST EXCEPTIONAL 31-ACRE EQUESTRIAN ESTATE WITH 17TH-CENTURY MANOR HOUSE – NORMANDY,...

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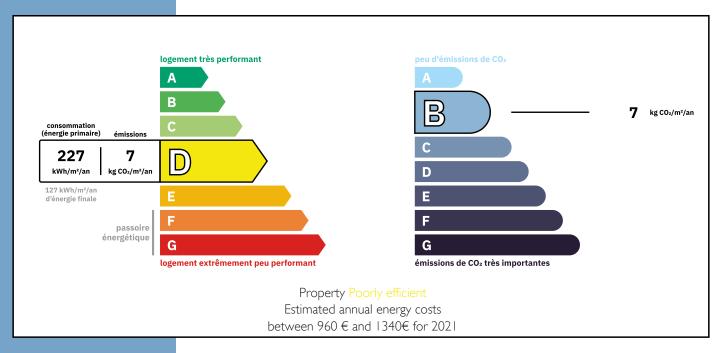


EXCEPTIONAL 31-ACRE
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17TH-CENTURY MANOR
HOUSE – NORMANDY...

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



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CONTACT

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