



EXCEPTIONAL PROPERTY FOR SALE: MANOR  
HOUSE, GITE, STUD FARM, SPA, SAUNA,  
SWIMMING POOL, ... 10 MIN FROM ARGENT

EXCEPTIONAL PROPERTY  
FOR SALE: MANOR HOUSE,  
GITE, STUD FARM, SPA,  
SAUNA, SWIMMING POOL,  
... 10 MIN F...



PROPERTY FACT FILE	
REFERENCE	A32347YAL6I
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 m <sup>2</sup>
LAND	126374 m <sup>2</sup>
TOWN	Monts-sur-Orne
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	



- 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, ...

EXCEPTIONAL PROPERTY  
FOR SALE: MANOR  
HOUSE, GITE, STUD FARM,  
SPA, SAUNA, SWIMMING  
POOL, ... 10 MIN F...

Ref : A32347YAL61

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:

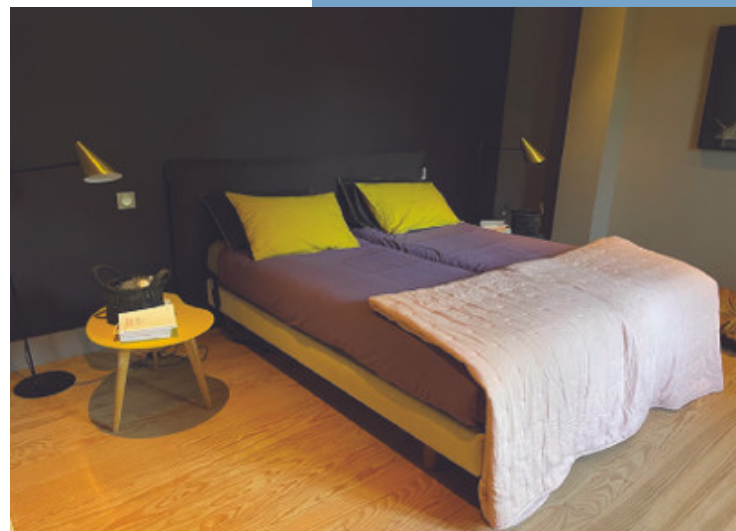
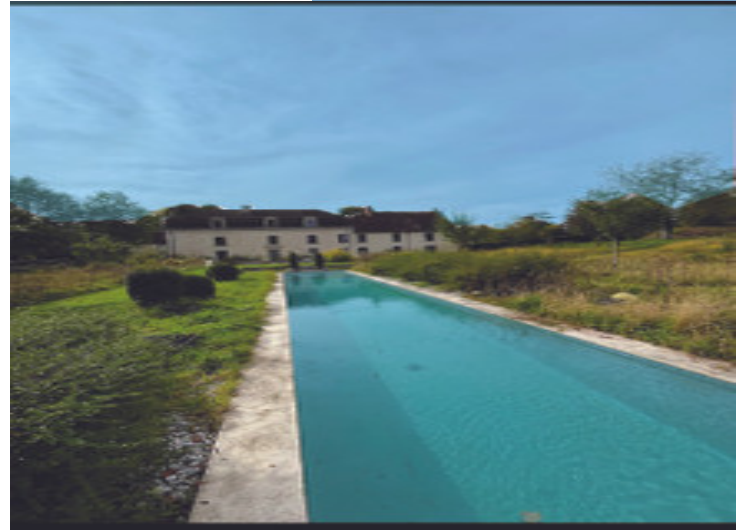
Outbuilding with 9 stalls, shower, gynecological bar, tack room, foaling stalls.

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



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

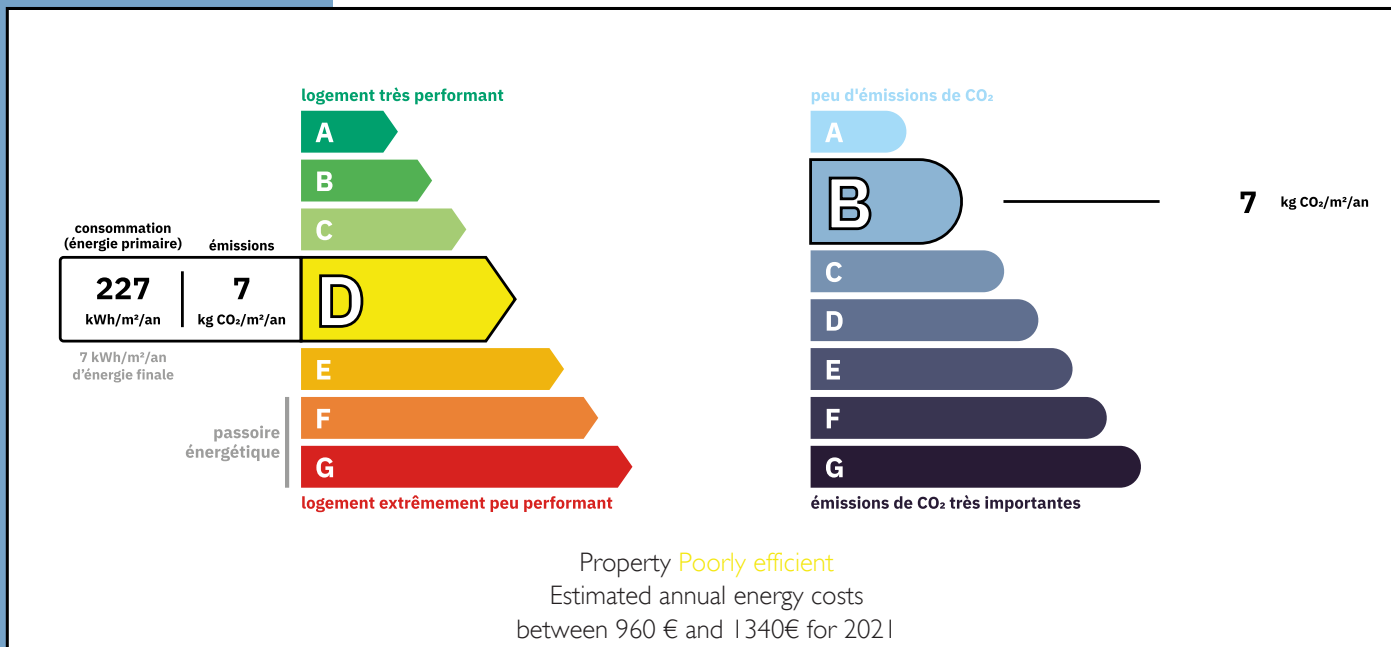
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

EXCEPTIONAL PROPERTY FOR SALE: MANOR HOUSE, GITE, STUD FARM, SPA, SAUNA, SWIMMING POOL, ... 10 MIN F

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

Ref : A32347YAL61

## ENERGIE-DPE



## 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

Réf :A32347YAL61  
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)