

300 acres. Exceptional 18th century Manoir and stud farm in an enviable position on prime Normandy pasture.



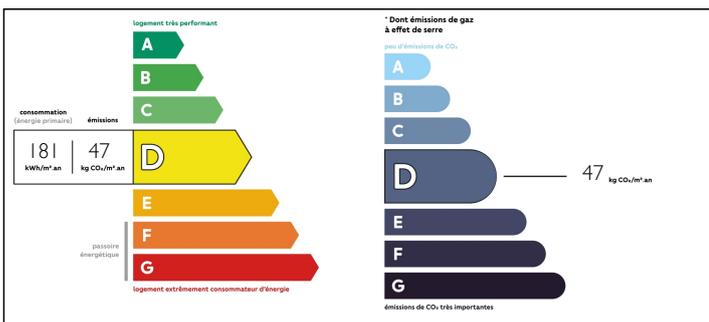
INFORMATION

Town:	Putanges-Pont-Écrepin
Department:	Orne
Bed:	20
Bath:	20
Floor:	550 m2
Plot Size:	1197739 m2

IN BRIEF

Rarely will you find a property of this quality, Manoir, four exclusive gîtes, a swimming pool, tennis courts and quality equestrian facilities, only 3 hours from Paris and 40 minutes from the ferry at Caen. The estate is situated in a beautiful valley surrounded by rolling countryside boasting the famous Normandy grass so coveted by horse breeders. The house itself is superbly appointed, sitting in beautiful gardens and having the gites and equestrian facilities adjacent. Currently a stud farm breeding high quality sport horses, however, in the past some renowned thoroughbreds have been produced here. With 57 boxes, manage, carriere, lake, swimming pool, and tennis courts, the property also has arable land.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Set in the heart of Normandy's horse breeding countryside, the property has been a working stud farm for the most part of the past two hundred and fifty years, during which time it has produced some renowned thoroughbreds.

The estate consists of an 18th Century manor house, 120 hectares of land, equestrian facilities including 54 boxes, 3 Stallion boxes, manège, and a comprehensive range of modern agricultural buildings including modern young stock housing.

The four high quality self-contained gites/apartments accommodate up to 40 people and in addition there is a large office with 5 staff bedrooms above and a rider's 3 room self-contained apartment.

Outside you will find a formal French garden at the front of the house, whilst to the north, the park is established with lawn, trees, shrubbery and water garden.

There is a small area of woodland, approx. 1.5 ha, a haven for wildlife and a well stocked lake, fed by a small river which runs through the property.

The leisure facilities include a lovely outdoor covered pool surrounded by attractive garden areas and two tennis courts.

THE STUD FARM

The Haras occupies a total of 120 hectares (approx. 320 acres) of well drained land, based on limestone with veins of clay.

There is a spring which supplies all the water for the house as well as some neighbouring properties. There is additional mains water supply to house, buildings & paddocks.

54 boxes with automatic drinkers are housed within several courtyard areas and include some

NOTES