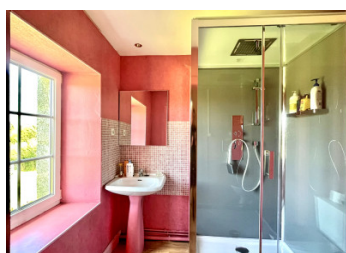


Equestrian property with maison de maître, barns & 4 acres near Tanville, Orne, Normandy countryside



INFORMATION

Town:	Tanville
Department:	Orne
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	16187 m2

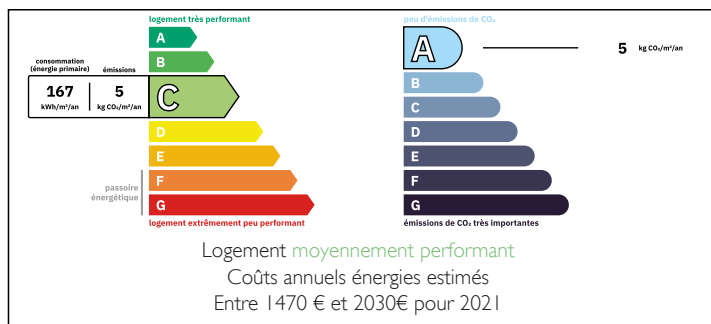


IN BRIEF

Charming equestrian property with 4 acres near Tanville in Normandy's scenic Orne region. This beautiful maison de maître offers 3 bedrooms, 2 bathrooms, spacious living areas, and a triple-glazed conservatory with panoramic countryside views. Set at the end of a private driveway on the edge of the Écouves National Forest, the home combines privacy and tranquility without isolation. Perfect for horse lovers, the land is fully fenced and includes multiple stone barns and agricultural buildings. The house is energy-efficient, with a heat pump, solar water heating, and double glazing. Just 20 minutes from Alençon, this peaceful retreat offers a perfect blend of rural charm and practical modern living. Additional land (26 acres) may be available – ideal for equestrian use.

Further photos and videos available on request
Viewings highly recommended to appreciate the
setting and potential.

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

Equestrian Property with Maison de Maître, Stone Barns, and 4 Acres of Land – Near Tanville, Orme, Normandy

Nestled in the heart of Normandy, near the tranquil village of Tanville, this stunning equestrian property presents a rare opportunity to acquire a traditional stone-built maison de maître with private land and multiple outbuildings — all set against the magnificent backdrop of the Écouves National Forest.

Whether you're an equestrian family, a nature enthusiast, or simply seeking a peaceful countryside lifestyle with space and character, this property ticks all the boxes.

LOCAL TAXES

Taxe habitation: 1436 EUR

THE MAIN HOUSE (Approx. 150 m²):

A traditional maison de maître, full of authentic charm and modern comfort, situated in a sunny south-facing courtyard.

Ground Floor Includes:

- Entrance Hall: Welcoming central hallway with staircase and access to all main living areas
- Living Room (18 m²): Bright, double-aspect space with feature insert fireplace
- Dining Room (28 m²): Perfect for entertaining, with room for 10–12 guests
- Kitchen (14 m²): Fitted solid wood units, central island, and a traditional bread oven
- Conservatory (14 m²): Stunning panoramic views with access to veranda
- Utility Room / Mud Room (20 m²): Side entrance – ideal for countryside living
- Pantry / Freezer Room (5.6 m²): Practical storage
- Laundry Room (2 m²) + Separate WC (1.3 m²)
- Cellar (8 m²): Ideal wine storage or provisions

First Floor Includes:

- Master Bedroom (10.5 m²) with walk-in closet (4.6 m²) and ensuite bathroom
- Second Bedroom (12.5 m²): Spacious with

NOTES