

Exceptional 18th Century Manor & Stud Farm on 300 Acres. 30 mins Haras du Pin, 1hr Deauville, 3hrs Paris.

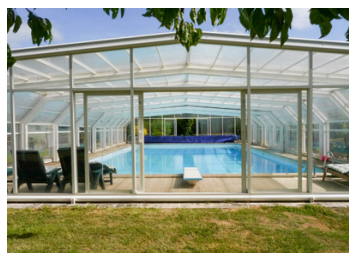


INFORMATION

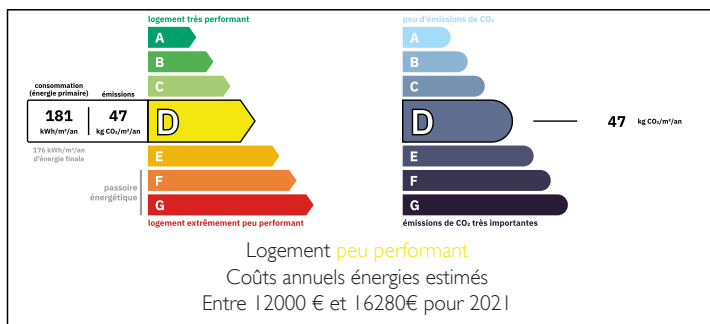
Town:	Putanges-Pont-Écrepin
Department:	Orne
Bed:	20
Bath:	20
Floor:	550 m2
Plot Size:	1197739 m2

IN BRIEF

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 boasts stunning gardens, rolling countryside, and the famous Normandy grass, coveted by horse breeders. Currently a working stud farm producing high-quality sport horses, it features 54 boxes, a manège, carrière, lake, and arable land. With luxurious accommodation, including a manor house and self-contained gîtes accommodating up to 40 guests, this estate is an exceptional retreat for those attending the Paris 2024 Olympics or seeking a prestigious relocation.



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

Exceptional 18th Century Manor & Stud Farm in Normandy – Perfect for Olympic Visitors

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

LOCAL TAXES

Taxe habitation: EUR

NOTES