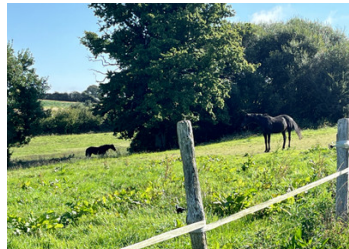


Equestrian property: 30 acres, maison de maître, barns, stunning views near Écouves Forest, Orne



INFORMATION

Town:	Tanville
Department:	Orne
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	129120 m2



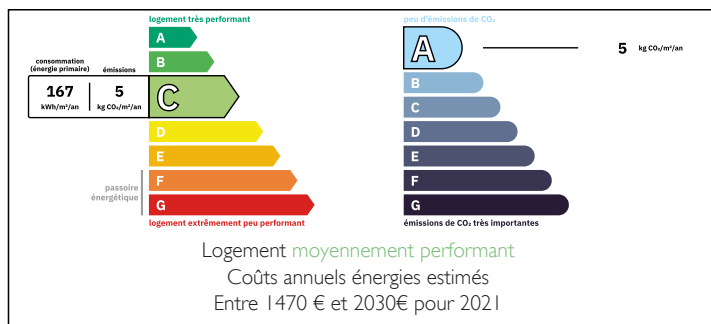
IN BRIEF

A dream property for horse lovers and rural lifestyle seekers – this charming stone-built maison de maître offers a unique opportunity in the heart of Normandy, on the edge of the Écouves National Forest. Located at the end of a private driveway near Tanville (Orne), the property is surrounded by over 30 acres (approx. 13 hectares) of pasture, perfect for horses, livestock, or leisure use.

The main house of approx. 150 m² includes three bedrooms, two bathrooms, a large dining room, cozy lounge, fitted kitchen, and a triple-glazed conservatory with breathtaking views. Several stone barns, agricultural buildings, and a shed complete the ensemble.

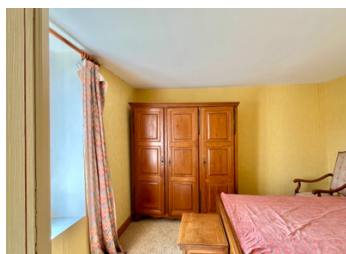
This peaceful setting is not isolated, and the property benefits from a heat pump, solar water heating, double glazing, and a private water source.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

LOCATION

Located on the edge of the Écouves National Forest, this unique equestrian and lifestyle property offers peace, privacy, and open space – while remaining within easy reach of local amenities and towns such as Alençon. The forest is known for its extensive riding, cycling, and hiking trails, making this a perfect choice for outdoor enthusiasts.

THE MAIN HOUSE (Approx. 150 m²)

A traditional Normandy maison de maître farmhouse, beautifully positioned in a south-facing courtyard, with character features and spacious living areas.

Ground Floor:

- Entrance Hall: Central staircase and access to both sides of the house
- Living Room (18 m²): Bright and comfortable, with windows front and rear, and a beautiful insert fireplace for cozy evenings
- Dining Room (28 m²): Generously sized, seats 10–12 people, with double aspect windows
- Kitchen (14 m²): Open-plan and well-equipped, with fitted solid wood cabinets, kitchen island, and traditional bread oven
- Conservatory (14 m²): Triple glazed, with sliding doors leading to the veranda and views over the surrounding hills
- Utility Room / Mud Room (20 m²): With side entrance – ideal for countryside living
- Pantry / Freezer Room (5.6 m²): Additional storage space
- Cellar (8 m²): Perfect for wine storage
- WC (1.3 m²) and Laundry Room (2 m²)

First Floor:

- Master Bedroom (10.5 m²) with walk-in closet (4.6 m²) and ensuite bathroom with bath and washbasins
- Second Bedroom (12.5 m²): Spacious and bright, overlooking the courtyard
- Third Bedroom (9.8 m²): Smaller, with views of the countryside