

An exceptional opportunity to acquire one of France's most renowned thoroughbred studs, set on 70 hectares.



INFORMATION

Town:	Séigny
Department:	Orne
Bed:	14
Bath:	9
Floor:	460 m2
Plot Size:	730521 m2

IN BRIEF

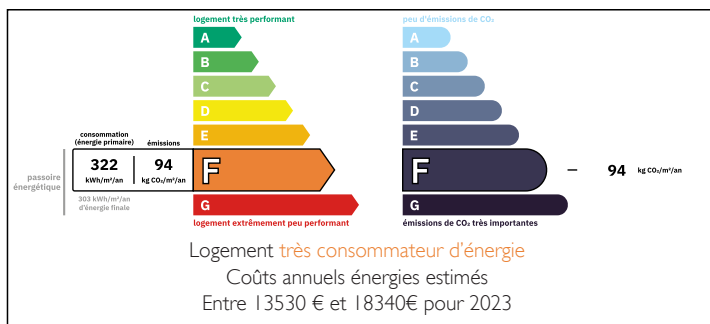
Steeped in history and prestige, this renowned thoroughbred stud is one of the oldest and most distinguished breeding establishments in France. Currently managed by the fifth generation of one of the country's oldest breeding dynasties, it offers a rare opportunity to acquire an estate of exceptional heritage and reputation.

Extending to approximately 70 hectares of prime, nutrient-rich pasture, the land provides outstanding grazing, creating the ideal environment for breeding and rearing quality thoroughbreds. The property enjoys an excellent location with superb road links to major equestrian centres, including Deauville.

The estate centres on a charming five-bedroom manor house, complemented by a separate one-bedroom cottage and staff accommodation. Comprehensive equestrian facilities include 70 stables, a dedicated stallion yard, foaling boxes, an indoor arena, a veterinary area and extensive paddocks, providing everything required for a leading



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

Approached via a private driveway, this secluded country estate offers exceptional privacy and timeless appeal. At its heart is a charming part-timbered manor house, rich in character and period features.

The principal reception room is a magnificent space, featuring an impressive fireplace, exposed beams, original tiled flooring, and a beautiful oak staircase rising to the first floor. An elegant formal dining room, also showcasing exposed beams, provides the perfect setting for entertaining. An inner hallway leads to a second staircase and a convenient cloakroom.

The spacious dining kitchen is thoughtfully appointed with a range of modern fitted units, while retaining its traditional charm with a substantial open fireplace, creating a warm and inviting family hub.

The first floor offers a superb principal bedroom enjoying stunning countryside views, fitted wardrobes, and an en-suite bathroom. Four further well-proportioned bedrooms are served by a family bathroom.

The second floor provides a versatile suite of rooms comprising a generous landing area, two additional bedrooms, a bathroom, a former kitchen, and extensive attic space. This level offers excellent potential for guest accommodation or independent living for a family member.

The house is surrounded by a mature private gardens and to the rear, a small lake.

Cottage;

Hidden behind the main house is a single storey cottage comprising a generous size sitting room 23m² with door to private garden area, bedroom 23m² with feature fireplace and access to bathroom with bath, bidet, basin and wc. Kitchenette 5m², with units.

NOTES