



Ref: A32347YAL61

Price: 2 438 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (2 300 000 EUR without fees)

### Exceptional 31-acre equestrian estate with 17th-Century manor house - Normandy,







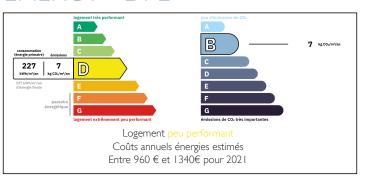








## ENERGY - DPE



# INFORMATION

Town: Écouché-les-Vallées

Department: Orne

Bed: 14

Bath: 10

Floor: 714 m2

Plot Size: 126374 m2

## IN BRIEF

Exceptional 12.63 ha (31-acre) equestrian estate in Normandy, featuring a beautifully restored 17th-century manor (445 m²) with elegant living spaces, 6 bedrooms, study, and heated 25 m lap pool with terrace.

Two charming guesthouses, sauna, and spa complete the property.

Outstanding equestrian facilities include 16 stables (incl. foaling stalls), tack room, paddocks, and arena, plus barns and workshops.

Set in a peaceful, private environment near a village, only 20 min from Haras du Pin, 10 min from Argentan station and motorway.

Perfect for equestrian breeding, luxury rural living, or high-end tourism.

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.



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# LOCAL TAXES

Taxe foncière: 5248 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

Outstanding 12.63-hectare (31-acre) property featuring ponds, landscaped gardens, and fenced pastures — including a beautifully restored 17th-century manor house of approximately 445 m<sup>2</sup>.

#### MAIN MANOR

On the ground floor, the manor offers:

- A service entrance with cloakroom, WC, and utility room
- A grand main entrance with a wooden staircase
- A superbly equipped 40 m² kitchen with high-end fittings
- A 30 m<sup>2</sup> dining room
- A bright 42  $\mbox{m}^2$  living room with an elegant fireplace

#### On the first floor:

- A 15 m<sup>2</sup> study/library
- A 46  $\mathrm{m}^2$  master suite with dressing room and private bathroom
- Three additional bedrooms, each with its own en-suite bathroom and WC

### On the second floor:

- Two bedrooms, each with en-suite bathroom and dressing room
- A laundry room and an attic

The private garden features a charming pond crossed by a wooden footbridge leading to a 25-metre heated lap pool (heat pump) with a large sun terrace — a perfect setting for relaxation.

#### **GUEST HOUSES & OUTBUILDINGS**

The estate includes two beautifully converted guesthouses:

Former Grain Store (77 m<sup>2</sup>):

Ground floor — fitted kitchen, shower room, WC, living room, and bedroom

First floor — landing bedroom with mezzanine

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr