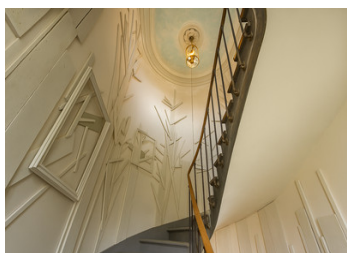


Exceptional 31-acre equestrian estate with 17th-Century manor house – Normandy,



INFORMATION

Town:	Argentan
Department:	Orne
Bed:	14
Bath:	10
Floor:	714 m ²
Plot Size:	126374 m ²

IN BRIEF

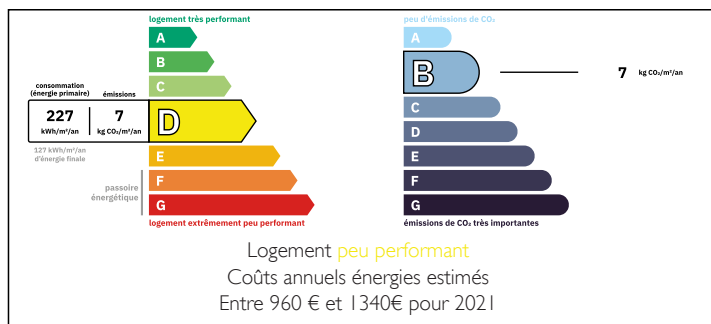
Exceptional 12.63 ha equestrian estate in Normandy featuring a beautifully restored 17th-century manor (445 m²) blending period charm with modern elegance.

The main house offers grand reception rooms, six en-suite bedrooms, a study, and a 25m heated lap pool with terrace.

Two stylish guesthouses, a spa, and sauna complement the living spaces. Outstanding equestrian facilities include 16 stables with foaling stalls, tack room, arena, paddocks, and barns. Set in peaceful, landscaped grounds with ponds and woodlands, the estate offers complete privacy while being only 10 min from Argentan and 20 min from the prestigious Haras du Pin.

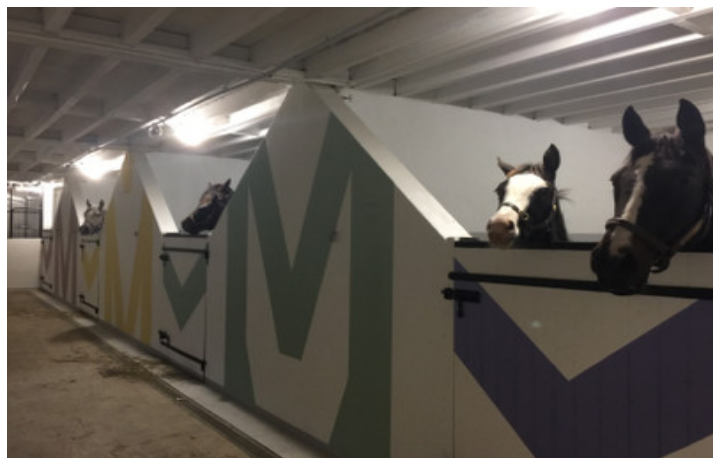
Ideal for equestrian breeding, luxury rural living, or a high-end hospitality project — a rare opportunity to own a piece of Normandy's heritage.

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

Prestigious 17th-Century Equestrian Estate in Normandy — 12.63 ha of Serenity and Elegance

Set amidst the rolling landscapes of Normandy, this exceptional 12.63-hectare (31-acre) equestrian estate offers an enchanting blend of heritage, refinement, and functionality. At its heart stands a magnificently restored 17th-century manor house of approximately 445 m², surrounded by landscaped gardens, ponds, and fenced pastures — a haven of peace and privacy just 10 minutes from Argentan and 20 minutes from the renowned Haras du Pin National Stud.

The Manor House

Painstakingly renovated with timeless taste, the manor combines period character with modern comfort.

On the ground floor, elegant reception rooms include:

A spacious entrance hall with a majestic wooden staircase

A superbly equipped 40 m² kitchen with high-end fittings

A 30 m² dining room bathed in natural light

A 42 m² living room with an authentic fireplace

Upstairs, the refined atmosphere continues with:

A master suite (46 m²) featuring a dressing room and private bathroom

A study/library ideal for quiet work or reading

Three additional en-suite bedrooms

The top floor offers:

Two further bedrooms with private bathrooms and dressing rooms

A laundry room and attic space

Outside, the manor opens onto a private park with pond, connected by a wooden bridge to a 25-metre heated lap pool and sun terrace — a perfect setting for relaxation and entertaining.

Guest Houses & Outbuildings

LOCAL TAXES

Taxe foncière: 5248 EUR

Taxe habitation: EUR

NOTES