

## Prestigious stud farm - Normandy area - West of Caen

Rare: Breeding and training stud farm in Normandy comprising an elegant manor house as well as quality equestrian infrastructure on a land area of 64 hectares.

Manor: Ground floor: Entrance hall (26m<sup>2</sup>),

office (29m<sup>2</sup>) with tiled floor, woodwork on the walls and wall fabric, large living room (60m<sup>2</sup>) herringbone parquet floor, woodwork on the walls, stone fireplace, high ceilings, access to the terrace, dining room (30m<sup>2</sup>) stone floor, bright room, fitted kitchen (26m<sup>2</sup>) stone floor, plenty of storage space

1st floor: landing room (10m<sup>2</sup>), bedroom 1 (24m<sup>2</sup>) fireplace, two dressing rooms, adjoining bathroom (8.70m<sup>2</sup>), bedroom 2 (16m<sup>2</sup>), carpeted floor, woodwork on the wall and wall fabric, bedroom 3 (16m<sup>2</sup>) with its bathroom (6.70m<sup>2</sup>), parquet floor, fireplace, storage cupboards, bedroom 4 (12.40m<sup>2</sup>) parquet floor, storage cupboards, bedroom 5 (13m<sup>2</sup>) bathroom, parquet floor, storage cupboards, toilets, a separate bathroom.

2nd floor accessible from the first floor by the secondary staircase. A corridor leads to a set of bedrooms and other rooms; Many storage cupboards in the bedrooms.

Bedroom 1 (15m<sup>2</sup>) with sloping ceilings, an independent bathroom, bedroom 2 (11m<sup>2</sup>), a boudoir with storage cupboards (7.60m<sup>2</sup>), bedroom 3 (12.75m<sup>2</sup>), a living room (25m<sup>2</sup>), toilets, an independent shower room, a dressing room (6.30m<sup>2</sup>) with woodwork.

Attic: accessible from the second floor. clock system

Further information :

Double glazed frames

Heating system: oil-fired central heating

Exterior lighting of the mansion.

Mains water and well water

Electric gate with digicode

Two garage type buildings located near the mansion.

Main staircase and secondary staircase in the mansion.

A wood

Equestrian facility;

Two courses comprising a set of 55 stables of different sizes.

Accommodation:

Single storey accommodation located in courtyard number 2 with two bedrooms, bathroom, living room, office

Accommodation upstairs, located in courtyard number 1 with two bedrooms, shower room, living room, toilet

Large closed glued laminated building (48m by 19m) with a sand floor and including two awnings for fodder storage

Stable of 360m<sup>2</sup> separated into 6 lots with modular walls.

Sand track around the wood.

Sand arena (100 m by 50 m) currently grassed.

Land area: approximately 64 hectares in one piece

Set of paddocks and grasslands of different sizes enclosed with wooden rails and concrete rails

Sale price: 3,830,000 euros including VAT Agency fees included at the seller's expense.

Non-contractual documents and photos

## Overview

Property ID	VM322
Property Price	3 830 000 €
Size	500
Land Area Size	64 ha ha
Bedrooms	8
Prix net vendeur	0 €
Honoraires à la charge de	VENDEUR
Honoraires (TTC)	0 €
DPE	Vierge

## Photos





## Contact

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