

4,895, 833 EUROS

HARAS/STUDFARM 120 HA - ORNE



Ref.24625

In the heart of the leading horse-breeding region of France

Already established as a great farm and its mansion and land in 1769, the Haras and its rich pastures have produced high level equine athletes for centuries.

Haras/StudFarm 120 ha - Orne

IN THE HEART OF THE LEADING HORSE-BREEDING REGION OF FRANCE

Historic country estate, an Haras (horse stud) since the 18th century, on 120 hectares productive farm and grazing land with 18th century manor house in a picturesque setting of formal gardens with lake and parterre.

Location : With a temperate climate, pastures based on free-draining limestone and rich in minerals such as iron and calcium to build strong bones, the region of Normandy is home to France's greatest concentration of stud farms per hectare, including the top two National Studs – Haras du Pin (Orne) and Haras National de St Lô (Manche).

In fact, 60 % of France's winning Sport Horses have been bred in the region. Equestrian infrastructure abounds including top veterinarian structures.

The Haras is situated just beyond a quiet and charming village, in the centre of rural Normandy,

- 45 miles/ 72kms from Caen and the English Channel ferry port at Ouistreham.
- 11 miles /17kms from the nearest town is historic Falaise with all shops and amenities including schools and hospital as well as its famous medieval castle- birthplace of William the Conqueror-
- Deauville (62 miles/100km) and Paris (173 miles/280kms) are within easy reach.
- The A28/A88 motorways are conveniently accessed (3 miles /6km).
- Airports at: Caen-Carpiquet (38 miles/ 62kms -45 min), Deauville-St Gatien (62 miles/100km- 1 hr 05) and Paris- CDG (294kms- 2hrs 50).
- Only a 1hr 05 flight from London to Deauville or 1hr 15 from London Southend to Caen – Carpiquet.



Manor House (555m²) has been fully renovated inside and out. Imposing setting overlooking a lake and parterre (the green lawn or 'gazon') and surrounded by its own grounds and fields with a bridge over the charming small river at the monogrammed green entrance gates.

Ground floor:

Limestone flagstone vestibule with stone staircase and 3 large reception rooms & open plan kitchen /dining room leading onto the spectacular full sized classical style glass conservatory and semicircular tiled patio. Traditional terra cotta tiles throughout.

1st Floor

Divided into 2 apartments:

1. Large bedroom, dressing room and bathroom with small staircase communicating with the 2nd floor.
2. Self-contained apartment with kitchen, living room/dining room, a large bedroom with en-suite bathroom and dressing room

Herringbone parquet flooring throughout.

2nd floor

Divided into 2 apartments comprising a bedroom and en-suite bathroom, living room and second bathroom.

Cellar:

full sized basement floor with utility rooms, pump rooms, wc and storage.

Manor House has total of 4 -6 bedrooms, 6 bathrooms, 9 wcs in total

To respect owner's privacy, there is no photo of the inside of the Manor.



Gardens & Grounds

Include lawns lined with landscaped mature trees and clipped yew hedges, rose beds and sunken garden with raised stone beds framing a rectangular formal water lily garden with stone fountain. It shows a front French style "à la française" parterre and a rear English style mixed-border colored garden..



The Swimming Pool & Tennis Courts
A covered 20 x 8 m swimming pool and 2 private tennis courts.



A GREAT BREEDING PLACE, READY TO WORK AT

A dministration Building & staff accommodation (approx. 390m2)

Ground floor:

A large office, storage rooms and wc. Also common room and staff kitchen.

First floor:

5 staff bedrooms and 3 bathrooms

Riders Apartment (46m2) – an open plan living/kitchen / diner, a bedroom and a shower room



Equestrian Facilities

1. Period stable block 35m x 8 m (280sqm) 8 large brood mare boxes with hay loft/ storage space above
2. First Courtyard boxes x 6 (268 m2)
3. Inner Courtyard boxes x 11 (292m2)
4. Equine reproduction block (90m2)
5. Stallion boxes x 3 (119m2) – set in gated walled garden and currently used for storage
6. Boxes x 7 (130m2) (between office and rider accommodation)
7. Period covered manège/round pen (approx. 250m2)
8. Half-timbered stable block with 20 boxes (342m2)
9. Modern Young stock shed (1444m2)
10. Hay barn(504m2)
11. Cattle pens (500m2)
12. Mill & grain store (264m2)
13. Machinery sheds (300m2)
14. Olympic sized outdoor sand school
15. Rond d'Havrincourt

(Total of 55 boxes)







Other accommodation
4 self-contained spacious houses, used as friend's home or gites

1. Size 220 sq.m of living space over 3 floors.

Large Kitchen/Dining room on ground floor. Living area and 3 double en-suite bedrooms on first floor. Children's attic room with 6 single beds and bathroom on second floor. Accommodates up to 12 guests



2. Size 150 sq. m of living space over 2 floors.

Living room, Kitchen/Dining room and 2 double en-suite bedrooms on first floor. Children's attic room with 4 single beds and bathroom on second floor. Balcony with table and chairs overlooking the lake. Accommodates up to 8 guests

3. Size 170 sq.m living space over 3 floors.

Ground floor reception, dining room and kitchen and one double en-suite bedroom opening out to the garden. The first floor comprises living area and 2 double en-suite bedrooms. The second floor is a mezzanine with children's bedroom- 3 single beds and bathroom. Accommodates up to 9 guests



4. Size 210 sq.m of living space over 2 floors.

Ground floor open plan kitchen/dining/living room. First floor 3 double en-suite bedrooms and one children's room also en-suite with 2 double bunk beds and one single bed. Accommodates up to 11 guests.

5. Shared Games room (70 m2)



Well maintained, historic property in charming, landscaped setting. Rural- but not remote, with easy access to the coast and Capital via good road and rail networks.

Manor House – renovated throughout. Modern comforts abound in thoughtfully designed large apartments in the Manor house and courtyards, making it ideal for combining a comfortable family home with entertaining and /or hospitality.

The beautiful and harmonious landscaped setting, gardens and grounds give space and privacy. A haven of peaceful tranquility and timeless atmosphere, only a few hours' drive from Paris.

Extensive equestrian facilities and staff accommodation currently focused on breeding and training show jumpers but with the space and potential to develop any field of equestrian sport along with a productive farm of approx. 120 hectares.





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