



Le Haras de Guergué
61160 Omméel

 **WINDSOR CLIVE**
INTERNATIONAL



Le Haras de Guergué 61160 Omméel

Chambois 2km, Trun 9km, Vimoutiers 19km, Deauville 75km

A STUD FARM WITH SUPERB NEW BUILDINGS AN HOUR FROM DEAUVILLE

An historic manor house in the final stages of restoration. Manager's House and Staff Cottage

Impressive Stud Buildings to include:

Foaling unit with 6 boxes and turn out yards. Stable Barn with 14 boxes. Machinery and Forage Barns

About 61ha (150 acres)

Introduction

Le Haras de Guergué has been transformed in the last 5 years into a superb stud farm with little expense spared, and other than finishing the manor house, the stud is ready to be used as a high class breeding operation.

Significant sums have been spent on the provision of services, so those who wish to erect more buildings will find much of the preliminary work already complete. Le Haras de Guergué is run together with le Haras de la Cosnière, with 34ha to give a total area of 95ha (235 acres). They are for sale together or separately.

Location

In the Orne, in the rolling country of the Pays d'Auge, le Haras de Guergué is in true horse country about 75km (45 miles) south of Deauville. The area is renowned for the breeding of thoroughbreds, and there are many other famous stud farms nearby, particularly le Haras du Pin, the National Stud, only a few kilometres away. The A28 is accessible at Gacé, and Paris, via the N12, is 175km or about two and a half hours drive.



The Manor House

Approached through a fine gateway and by a poplar lined avenue from the Chambois - Omméel road, the manor house is at the centre of the stud farm. Much of it dates from 16th century with even older 12th century origins originally on a moated site.

The current owner has restored the main fabric of this charming house, and it is now ready for fitting out internally. It has:

On the ground floor:

Entrance hall; Main reception room; study and cloakroom; galleried dining room; kitchen and cloakroom.

On the first and second floor, reached by a stone staircase, plans are for:

6 bedrooms, 4 bathrooms, and two dressing rooms. The mains services are in place. This is a wonderful opportunity to create a charming principal house of quality.



The Manager's House

Adjoining the manor, half timbered 'en colombages' under a tiled roof this is smart accommodation with extensive reception areas, a fitted kitchen and offices on the ground floor. On the first floor are 3 bedrooms, and 3 bathrooms. From the ground floor is direct access to the adjoining foaling unit.



The Staff Cottage

A modern staff cottage adjoins the offices and consists of a reception room, a fitted kitchen, 2 bedrooms, a bathroom and a shower room.



The Pressoir

This former Pressoir makes up the third side of the original farm buildings and has consent to convert to further accommodation. This would make an attractive 2 bedroom cottage.





The Foaling Unit

A modern and easy to operate foaling barn with 6 large boxes with Röwer and RüB fittings, CCTV monitoring, passages with rubber floors, and access from the Manager's house. Within the barn are two boarded turn out pens with sand floors.





Stable Barn and Stud office:

A striking modern barn of hardwood, spanned with laminated beams with 14 Röwer and Rüb boxes with bamboo partitions, facing onto a wide feed passage with rubberised floors. With tack and feed rooms, vet box, solarium and shower room.

Adjoining is the main stud office, of stone under a tiled roof.



Machinery Barn

Of modern construction with 3 bays for machinery and hay /bedding storage

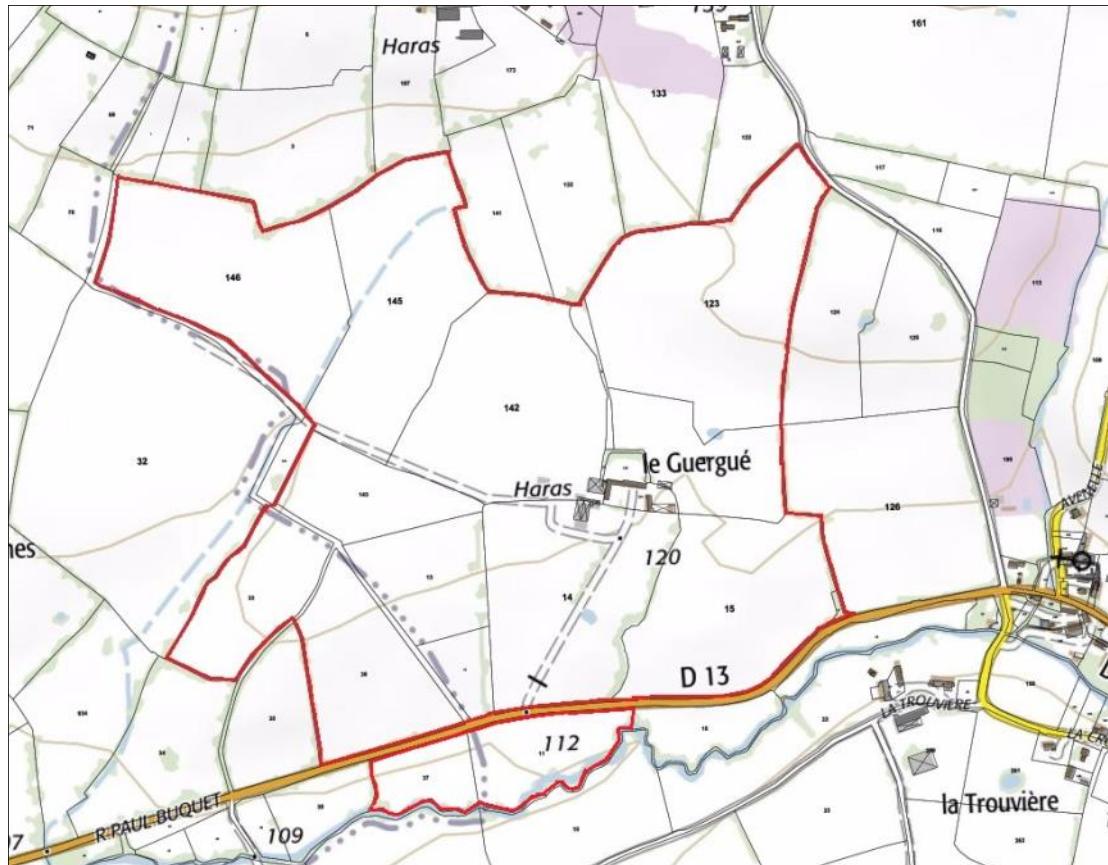
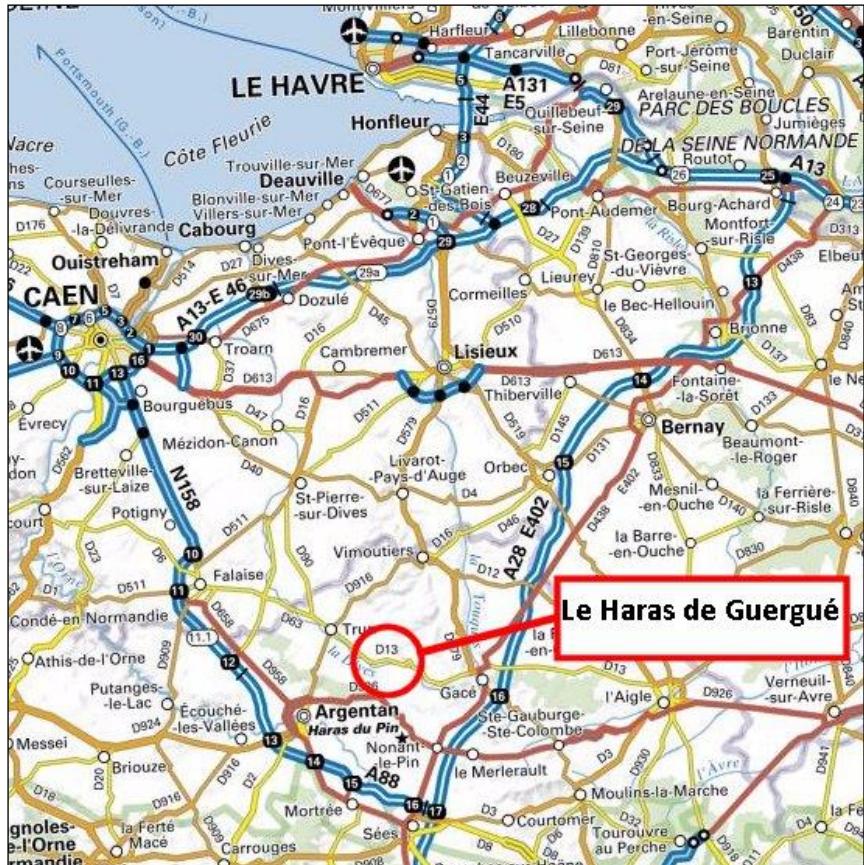
There are wide areas of hard standing with plenty of space for further stud farm buildings if necessary



Land and Paddocks:

The Haras de Guergué totals 61ha 41a 55ca and is largely in well railed paddocks, some with boarded corners and stoned gateways. All except one field is to the north of the Chambois- Omméel road. On a former dairy farm, the land has been down to grass for many years. There are 16 paddocks, with excellent internal roadways. Water is available to the paddocks, and the land is well drained. There is a separate access onto the lane at the north eastern corner of the property.





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