



Le Haras de Guergué  
61160 Omméel





## 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:

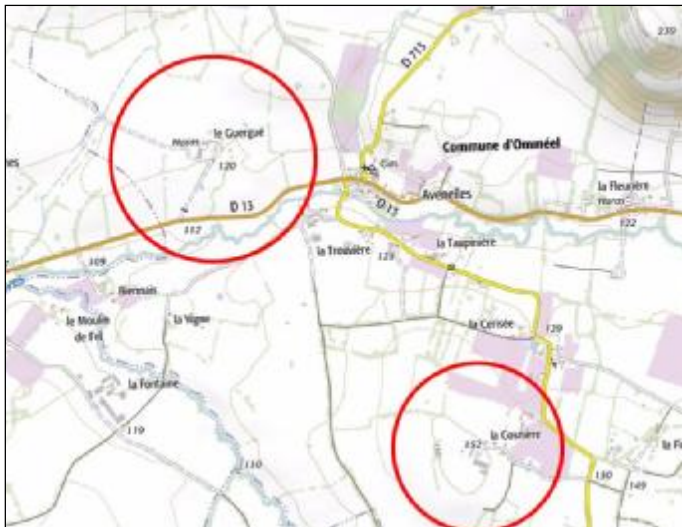
The Haras de Guergué totals 61ha 41a 55ca is largely in well railed paddocks, some with boarded corners and stoned gateways. All except one field is to the north of the Chambois- Omméel road. On a former dairy farm, the land has been down to grass for many years. There are 16 paddocks, with excellent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

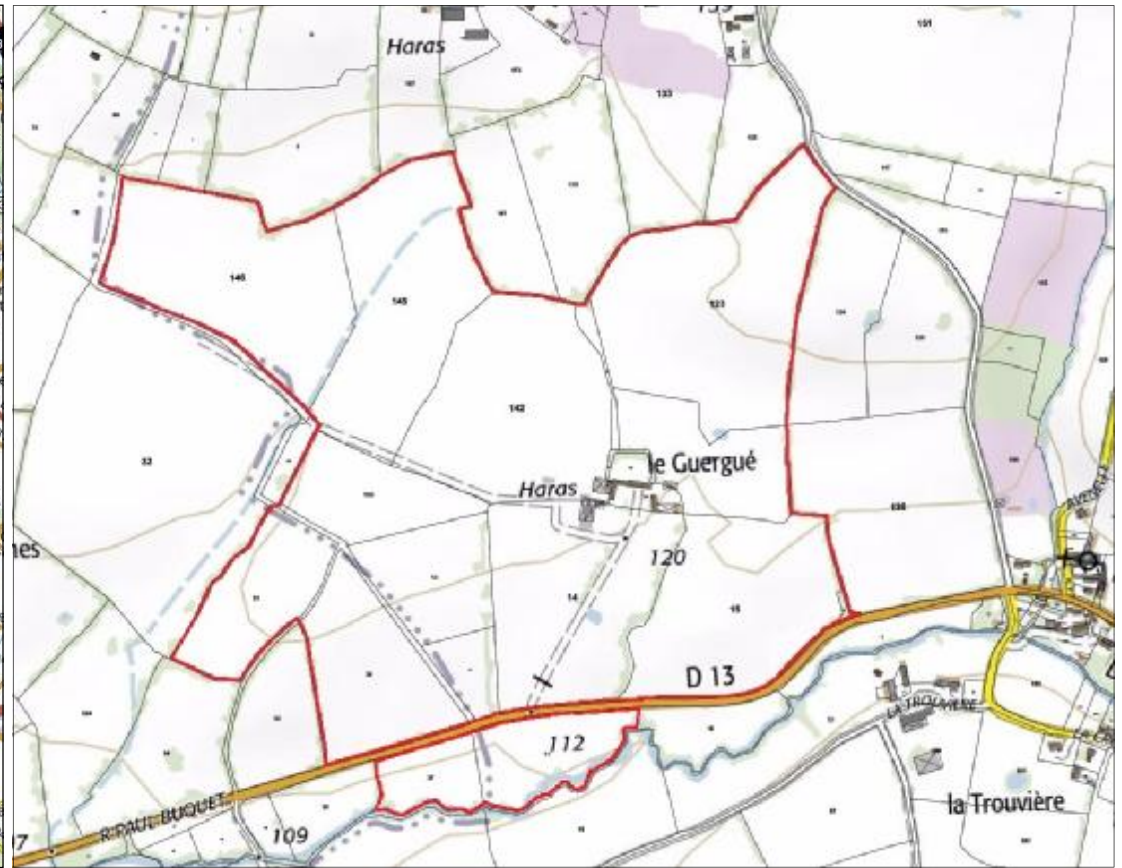
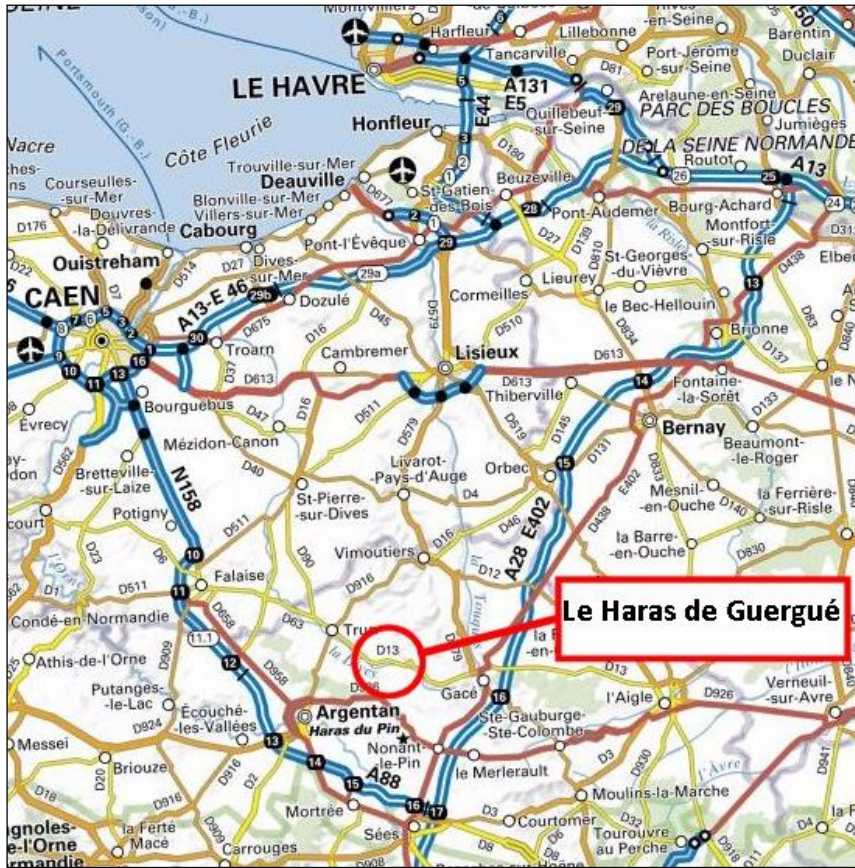


## Le Haras de la Cosnière

Just the other side of the village of Omméel is the 34ha Haras de la Cosnière, with a farmhouse, and extensive agricultural buildings. This is the ideal addition to Le Haras de Guergué, which is currently used for isolating horses and for forage. This is accessible by the lane from the village or by a track between the two properties.

The two properties can be bought as one, or separately.





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### **A USEFUL 34ha STUD FARM WITH FURTHER POTENTIAL**

**A Farmhouse with 2 reception rooms, 4 bedrooms and 2 bathrooms  
Former chapel for conversion to offices/cottage**

**Excellent utility barns and stables  
Paddocks and pasture**

**About 34 ha (89 acres)**

#### **Introduction**

Le Haras de la Cosnière has been transformed in the last 5 years into a stud farm as a subsidiary to the nearby Haras de Guergué with much of the preparation work having been completed to allow the new owner to continue the transformation to a stud farm or a centre for preparing young stock.

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 la Cosnière is run together with Le Haras de Guergué, to give a total area of 95ha (235 acres). They are for sale together or separately.

#### **Location**

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### The Farm House

Approached from the lane between Omméel and le Haras du Pin, the farmhouse is a traditional 19th Century house overlooking the farmyard and the rest of the farm. With a cut stone façade under a slate roof, the house has:

On the ground floor:

Entrance hall; dining room, salon, kitchen and larder, utility room, store and boiler room.

On the first floor are 5 bedrooms, and bathroom, and above is an attic room.

By the farmhouse are

A former chapel, recently reroofed with the intention that it be an office.

and

A stone agricultural store.



### The Farm Buildings

There are 3 ranges of farmbuildings and extensive areas of hardstanding:

- A 4 bay machinery and equipment store with a lean to store.
- A 2 bay forage barn with adjoining:
- 4 stables
- A 6 bay utility/cattle barn.



## The Land

The total area is 34.05 ha (about 84 acres). All the fields are down to pasture, some having been reseeded in the last few years.

In addition there is the possibility to purchase a further 14ha of adjoining land and buildings in the future.



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