

Training Centre and Stud Farm , Orne, Normandy







Normandy

Near Argentan

A renowned 100ha stud farm and training centre

Argentan 15km, Deauville 97km, Caen 87km, Paris 200km

A charming farmhouse with 4 bedrooms, 3 bathrooms, tennis court, and swimming pool.

**Stable complex with:
2 houses, 2 staff apartments, offices.**

Training yard with 84 boxes. Separate broodmare yard with 33 boxes. Extensive paddocks. Superb grass and all weather gallops

In all about 89ha
Available as a whole or in 2 lots.

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Introduction

One of the most successful combined stud farms and training complexes in France, from where a large number of Group winning horses have been trained, prepared and bred over many years. Great attention to detail over the years by the current owners has turned this former farm into a commercial producer of the highest class bloodstock. The owners' house has been used as base for visits, however it is perfectly suited to being the trainer's main residence with a tennis court and swimming pool, all in the lee of the Forêt d'Ecouvres



Location

About 15km from Argentan and the A88 which links to Caen, Deauville and Paris. There are ferries to Portsmouth from Caen/Ouistreham; Calais is about 4 hours drive; there are airports at Caen and Deauville, and a landing strip at Argentan. Apart from easy access to Paris and Deauville there are plenty of racecourses within 3 hours drive in a horsebox, particularly Argentan, Le Haras du Pin, Cholet, Craon, Angers, Nantes and St Malo. The nearest thoroughbred veterinary clinic is only 15 minutes away and there are 5 within an hour.



Lot 1. The Farmhouse(9.3ha)

A most attractive farmhouse with its own access, adjoining, yet totally separate from the training and breeding complex. Originally a converted mill, built of stone under a tiled roof, this now has:

- Sitting room, with stone fireplace
- Dining room, wood panelled
- Kitchen
- 2 bedrooms with bathrooms ensuite
- 2 further bedrooms and bathroom
- The well sheltered garden has a tennis court and swimming pool. With the house are paddocks, to give a total area of 9.3ha.



Lot 2. The Training and Breeding Complex (80ha)

An extremely rare combination of training yard and stud farm with the buildings in two different areas for segregation of the training and breeding operations:

The Main Yard (84 boxes)

A traditional yard flanked by 2 barns:

A range of a traditional farmhouse, a 'maison de maitre', dating from 1780, which has been divided into: the older part with 2 offices, canteen/sitting room (c.50m²), 4 bedrooms with wc and shower rooms.; and the newer part with 4 bedrooms 2wcs and a shower.

Nearby are two staff apartments:

1. (c.40m²), sitting room, living room, kitchen, bedroom & bathroom, above 2 stallion boxes.
2. (c.70m²), sitting room, living room, kitchen, 2 bedrooms & bathroom, above 3 stallion boxes



84 boxes, mostly in barns, including:

5 stallion boxes,

Ranges of 5 and 9 boxes; a barn with 8 boxes stores and turnout yard; 4 yearling boxes;

A barn with: 3 wash boxes; farrier's box, tack room, wc, feed & tack rooms, & 17 boxes.

A barn with: horsebox garaging & 17 boxes.

Indoor school (25m x 50m) with 6-horse walker and lunge ring and trotting ring

Hay barn

Agricultural storage and machinery barns

Equine spa – 4 covered stalls in a stream which runs all year.

10 small turn out paddocks.





The Breeding Yard (27 boxes)

Barn with 5 mare & foal boxes, foaling box and 22 boxes

Fully equipped veterinary inspection area

Office / sitting up room, with kitchen.

Bedroom, shower, w.c., tack room.

Hay and feed stores,

Horsebox and tractor parking areas





Paddocks

14 turn out paddocks for mares and foals, one under cover.

7 paddocks from half a hectare to 3 hectares

24 medium to big paddocks.

All paddocks are post and railed and easily accessible. Most have automatic water. 10 paddocks have graded access to the river for drinking. All have hedges and are well shaded by oak trees.



Services

Mains water

Heating:

Farmhouse: Heat pump system

Remaining Accommodation: Oil fired heating and hot water

Local Taxes

Taxe Foncière: €6,019 pa

Gallops

A renowned gallops complex on which have been trained some of the most famous Group winning horses in France

7 furlong uphill sand and fibre gallop with ring at both ends.

6 furlong oval sand and fibre gallop, enclosed with hedges, race course rails and equipped with movable French style hurdles.

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