

FOR SALE – PRESTIGIOUS ESTATE IN POITOU-CHARENTES Rural and equestrian estate of 15.2 hectares with character



INFORMATION

Town:	Aubigné
Department:	Deux-Sèvres
Bed:	14
Bath:	7
Floor:	814 m2
Plot Size:	152340 m2



IN BRIEF

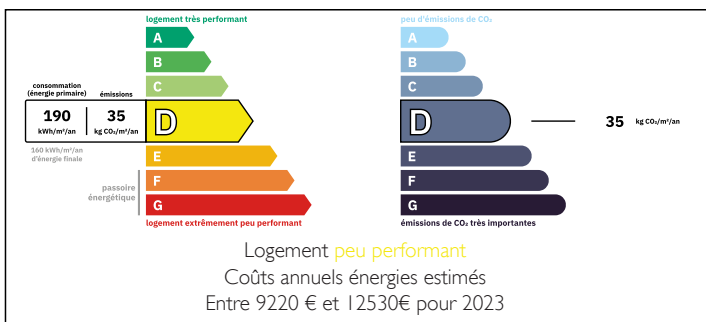
Exceptional estate at the edge of the Chef-Boutonne forest, set on 15.2 hectares.

This unique property offers a stunning natural environment and rare potential for equestrian, agricultural, or tourism-related projects.

It includes three traditional stone houses, numerous agricultural outbuildings, professional stables (23 boxes, tack rooms, paddocks, horse walker), several barns, fenced meadows with water, a truffle orchard, direct forest access, and a versatile second building with reception hall and former kennels.

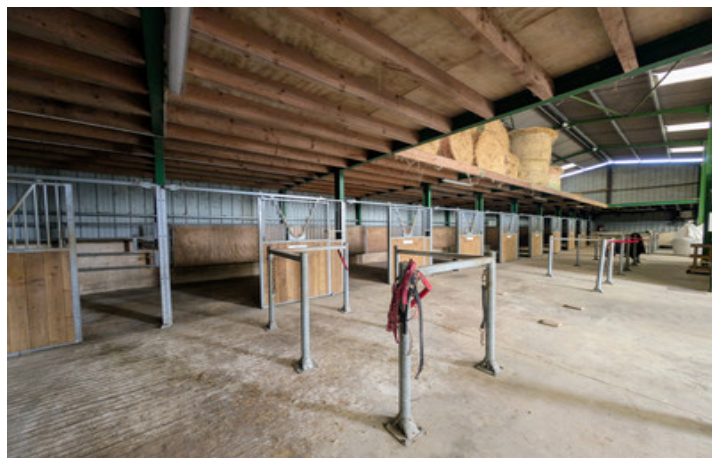
Additional expansion possible with 9 extra hectares and several nearby dwellings.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

FOR SALE – PRESTIGIOUS ESTATE IN POITOU-CHARENTES

Aubigné (79110) – Rural and equestrian estate of 15.2 hectares with character stone homes, agricultural buildings, and direct access to forest

Exceptional setting, rare opportunity

Nestled in a protected natural environment adjacent to the 900-hectare Chef-Boutonne forest and surrounded by over 4,000 hectares of woodland, this 15.2-hectare property offers a uniquely tranquil living environment. It is ideal for equestrian activities, agriculture, rural tourism, or hospitality ventures.

The estate comprises:

- Three traditional Charentaise stone houses with generous layout and preserved period features
- Numerous agricultural and operational buildings
- High-quality equestrian facilities
- Direct forest access
- More than six enclosed pasture plots with water supply
- Truffle plantation, paddocks, water retention basins
- Walled courtyards, gardens, garages, terraces, and a charming gazebo

LOCAL TAXES

Taxe foncière: 5374 EUR

Taxe habitation: EUR

NOTES

Agricultural and equestrian facilities – professional standard

Separate from the residential area, the estate features well-planned facilities accessible via an independent gated courtyard—ideal for equestrian or farming operations.

Main stable – approximately 540 m²

A large metal structure (18 × 30 m), fully secured with gates on three sides, designed for a professional equestrian setup:

- 23 horse boxes, each with adjacent grooming and care zones

- Dedicated tack room

- Feed processing zone with grain mill, storage silos,