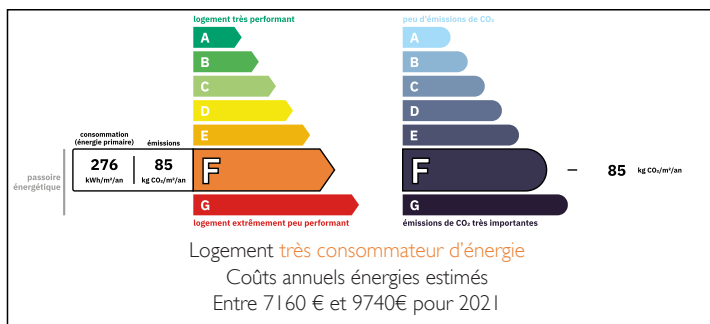


FOR SALE – CHARACTER ESTATE WITH HUNTING LODGE, SECONDARY HOUSES, OUTBUILDINGS AND OVER 10 HECTARES OF LAND



ENERGY - DPE



INFORMATION

Town:	Aubigné
Department:	Deux-Sèvres
Bed:	20
Bath:	8
Floor:	887 m2
Plot Size:	104687 m2

IN BRIEF

For sale in AUBIGNÉ (79110), on the edge of the Chef-Boutonne forest, a remarkable former 334 m² hunting lodge to renovate, with period outbuildings, several secondary houses (some habitable, others to renovate), barns, stables, and over 10 hectares of land (meadows, paddocks, walled garden).

The estate includes:

A spacious main residence (6 bedrooms, 3 lounges, 3 bathrooms)

An independent old house with greenhouse

A habitable stone house with enclosed garden

A renovation complex with two attached houses and barn

One additional house under loan-for-use agreement until August 2025

Numerous outbuildings: stables, former forge, tack rooms, garages...

9.4 hectares of land: natural pastures and enclosed gardens

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.



LOCAL TAXES

Taxe foncière: **4875 EUR**

NOTES

DESCRIPTION

A unique real estate complex with major potential. Set in a peaceful, preserved natural environment at the edge of the Chef-Boutonne forest, this exceptional property includes a former stone hunting lodge, several houses (some to renovate, one habitable), barns, stables, and over 10 hectares of land. A rare opportunity for a residential, touristic, equestrian or agricultural project.

1. Main building – Former hunting lodge (334 m² to renovate)

Charm, space, authenticity.

Ground floor:

Entrance: 9 m²

Second entrance with stone floor and staircase: 10 m²

Two reception rooms: 32 m² and 17.5 m²

Lounge: 26 m²

Kitchens: 14 m² and 23 m²

Utility room: 32 m²

Boiler room: 9 m²

Storage: 7 m²

First floor (two staircases):

Landings: 7 m² and 5 m²

six bedrooms: 26, 19, 17, 15, 15 and 14 m²

Three bathrooms: 10, 9 and 5 m²

The entire building requires renovation but offers large volumes and flexible layouts suitable for a wide variety of projects.

2. Character outbuildings

Independent stone stable: 137 m², with stone floor – ideal for conversion into 7 horse stalls.

Attached tack room, former forge, and various small outbuildings

Second stable: 50 m² with 4 original horse stalls featuring wrought iron doors, feeding troughs and partial tiled walls

Former guard's house to renovate (independent building)

Other outbuildings: old kennel, storage spaces,