

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



## 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 m<sup>2</sup> 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

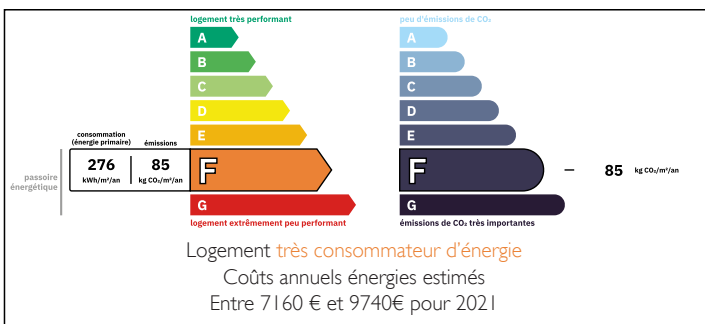
A renovation complex with two attached houses and barn

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

## ENERGY - DPE



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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

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 m<sup>2</sup> to renovate)

Charm, space, authenticity.

Ground floor:

Entrance: 9 m<sup>2</sup>

Second entrance with stone floor and staircase: 10 m<sup>2</sup>

Two reception rooms: 32 m<sup>2</sup> and 17.5 m<sup>2</sup>

Lounge: 26 m<sup>2</sup>

Kitchens: 14 m<sup>2</sup> and 23 m<sup>2</sup>

Utility room: 32 m<sup>2</sup>

Boiler room: 9 m<sup>2</sup>

Storage: 7 m<sup>2</sup>

First floor (two staircases):

Landings: 7 m<sup>2</sup> and 5 m<sup>2</sup>

six bedrooms: 26, 19, 17, 15, 15 and 14 m<sup>2</sup>

Three bathrooms: 10, 9 and 5 m<sup>2</sup>

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 m<sup>2</sup>, with stone floor – ideal for conversion into 7 horse stalls.

Attached tack room, former forge, and various small outbuildings

Second stable: 50 m<sup>2</sup> 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,

## LOCAL TAXES

Taxe foncière:

4875 EUR

## NOTES