

## FOR SALE – FORMER HUNTING LODGE WITH OUTBUILDINGS, SECONDARY HOUSES AND 9.4 HECTARES OF LAND



## INFORMATION

Town:	Aubigné
Department:	Deux-Sèvres
Bed:	6
Bath:	3
Floor:	334 m <sup>2</sup>
Plot Size:	94045 m <sup>2</sup>



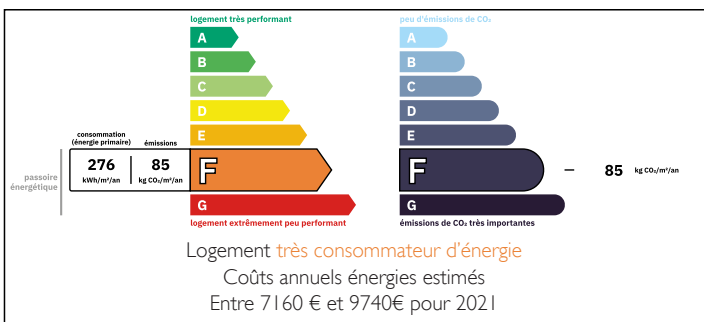
## IN BRIEF

For sale in AUBIGNÉ (79110), on the edge of the 900-hectare Chef-Boutonne forest, former hunting lodge with 334 m<sup>2</sup> main house to renovate, numerous outbuildings, stables, barn, secondary house, small cottage, and 9.4 hectares of land (pasture).

The property includes several character buildings: stables with original boxes, former tack room, forge, buildings to restore, enclosed courtyard, adjacent paddock and pasture. Across the quiet road, three large connecting plots complete this rare estate.

High potential for a tourism, equestrian, or family project. Option to expand with additional houses.

## 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

FOR SALE – FORMER HUNTING LODGE WITH OUTBUILDINGS, SECONDARY HOUSES AND 9.4 HECTARES OF LAND

AUBIGNÉ (79110) – At the edge of the Chef-Boutonne Forest (900 ha)

Located in a peaceful, unspoiled natural setting, directly bordering the vast Chef-Boutonne forest, this remarkable former hunting lodge offers rare potential for a residential, tourist, equestrian or agricultural project.

A property full of history and character  
Beyond the wrought iron gate, a central courtyard with a mature chestnut tree opens onto the main residence and its many outbuildings. The entire property exudes charm and authenticity, ideal for a project of significance.

Main house – 334 m<sup>2</sup> of living space (to refresh)  
Ground floor:

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

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

Living rooms of 32 m<sup>2</sup> and 17.5 m<sup>2</sup>

Sitting room 26 m<sup>2</sup>

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

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

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

Back kitchen 32 m<sup>2</sup>

First floor (two separate staircases):

Two landings: 7 m<sup>2</sup> and 5 m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES