

FOR SALE – PRESTIGIOUS ESTATE IN POITOU-CHARENTES
RURAL AND EQUESTRIAN ESTATE OF 15.2 HECTARES WITH CHARACTER

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FOR SALE – PRESTIGIOUS ESTATE IN POITOU-CHARENTES
RURAL AND EQUESTRIAN ESTATE OF 15.2 HECTARES WIT...





PROPERTY FACT FILE

REFERENCE	A38550LAB79
PRICE	€ 1,800,000 £ 0* *agency fees to be paid by the seller
BEDROOM	14
BATHROOM	7
ACCOMMODATION	814 m²
LAND	152340 m²
TOWN	Aubigné
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Campagne, Maison de Maitre, Gite
CONDITION	Habitable, Good condition
FEATURES	Garage, Barns - outbuildings, Water on site

*Price based on current exchange rate which is subject to change





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- Exceptional natural surroundings
- Private access to vast forest
- Three elegant stone residences
- High-end equestrian facilities
- Strong development potential

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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



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

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, and hot wa...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38550LAB79
COMPLETE FILE AND PHOTO ON REQUEST

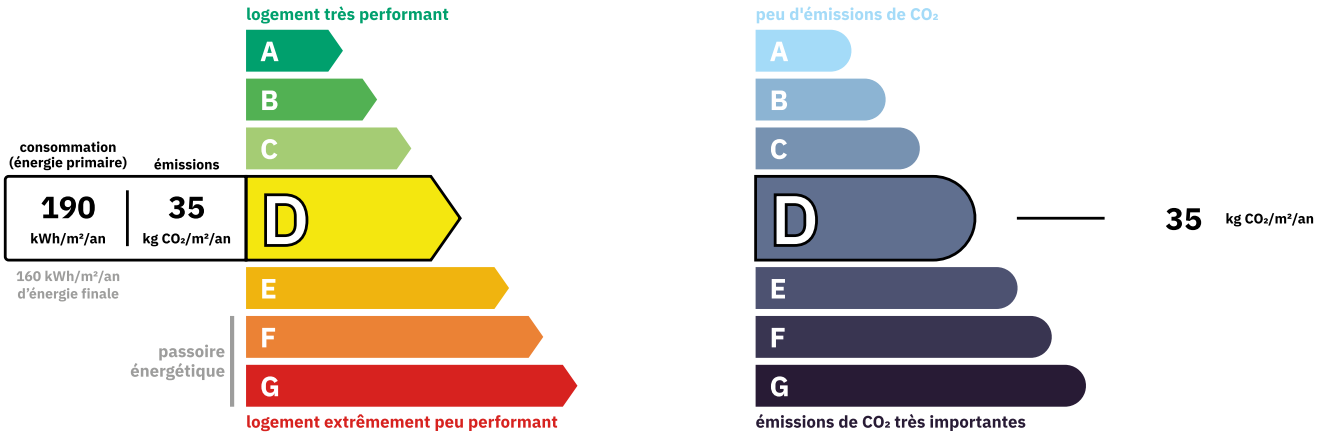
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 9220 € and 12530€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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