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Farmhouse property. Stone with terracotta roof.
Attached to village but overlooking farmland.

Heated, salt system swimming pool.

Separate gite/Maison des Amis.

Updated, but retaining original character.

DPE = work in progress.



Aubigne, Deux Sevres
Ref 10104

€399,000

This beautiful property is situated in a farming village, on the border of Deux Sevres and Charente Maritime, between Aulnay and Chef Boutonne.

The buildings, of stone with terracotta tile roofs, surround a gravel courtyard, and include a main house and gite, a well and ancient bread oven room, open and closed barns, large swimming pool (12 x 6m), and garden land surrounded by farmland. Both the main house and gite are connected to the mains drainage system. The property provides many possibilities, and lends itself to further expansion if required. Both enclosed barns could be developed into additional gites.

The farmland at the rear and to one side of the property is owned by a neighbour, and the fields are planted with sunflowers, wheat or rape on a rotated basis. The village has a splendid Mairie, lovely church, and the old school house has been converted into holiday lets. The mayor has opened a bar for the exclusive use of residents, which opens twice a week.

MAIN HOUSE

Please note: room sizes quoted are best estimates.

Downstairs

Lounge 33m²

With beamed ceiling, open fireplace, part tiled and part wood floor. Glazed double doors to garden.

Dining room 26m²

With tiled floor and wood burning stove.

Kitchen 16m²

L shaped, with tiled floor, built in cupboards and with double glazed doors onto back courtyard.

Boiler room

With oil tank and oil boiler (for hot water and central heating).

Store room/bedroom 10m²

Bedroom 1 22m²

With floorboards. Looks onto internal courtyard.

Bathroom

With shower, washbasin and WC.

Upstairs

Bedroom 2 22m²

With whitewashed wood floor. Overlooks pool.

Bedroom 3 15m²

Mezzanine, with carpet.

Bedroom 4 19m²

With carpet and ornamental fireplace.

Bathroom

With washbasin, shower and WC.

Back courtyard

Bathroom

Shower (wet room) washbasin and WC

Tea room 6m²

Swimming pool 6m x 12m

Salt water system, heated, walled and fenced area with paving surround.

GITE (MAISON DES AMIS)

Sitting room 12m²

Bedroom 1 9m²

Kitchen/dining room 36m²

With ancient flagstone floor and outlook to courtyard.

Bedroom 2 26m²

With fitted ceiling and beamed ceiling.

Bathroom

With shower, washbasin and WC.

GARDENS AND GROUNDS

The property is situated on .72 hectares of land. The enclosed courtyard/buildings occupy .14 hectares and the rest is garden backing on to farmland. This land is maintained as cut grass, with fruit trees (walnut, cherry, apple, plum and pear). Within the courtyard are vines on the walls and trees for shade. There is a separate outdoor eating area on a raised section of the courtyard. For bird lovers, barn owl, kestrel, hoopoe and black redstart have all nested on the property.

ABOUT THE AREA

The area is abundant with agricultural tracks which are ideal for off road cycling or walking. The historic towns of Aulnay and Melle, with their magnificent Romanesque churches, are nearby. Approximately one hour's drive away are the major towns of Poitiers, Angoulême and La Rochelle and of course, the ever popular holiday island of Ile de Ré.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.