



Superb Characterful Presbytery with Beautiful Gardens, between Valence-en-Poitou and Vivonne - €289450



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 289,450

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Couhe
Postleitzahl:	86700
Veröffentlicht:	09.10.2025

Beschreibung:

Superb and Charming Presbytery 🏡 Where Authenticity Meets Comfort

Let yourself be charmed by this magnificent presbytery, featuring exposed stone walls, original beams, and stone flag flooring, all of which immerse you in a setting rich with history. With three spacious and beautifully proportioned bedrooms, this property offers a warm and authentic living environment. Step back in time and enjoy the preserved character of this exceptional home. Outside, a large, carefully maintained garden provides the perfect setting for peaceful relaxation. On sunny days, unwind in the shade beneath the wisteria-covered terrace, a true haven of peace.

Just a short walk away, you'll find the village bakery, butcher, and delicatessen, ideal for enjoying a pleasant local lifestyle. Located only 20 minutes from Poitiers, the home enjoys an ideal location for commuting or travel, with easy access to Biard Airport and the high-speed TGV to Paris.

GROUND FLOOR:

- Entrance hall (6m²): flagstones
- Kitchen (35m²): flagstones and tiles, exposed stone, beams
- Living room (25m²): wooden floor, fireplace, beams, exposed stone
- Bedroom (25m²): tiled floor, beams, fireplace
- Laundry room/shower room (16m²): tiles, shower, stone, with WC (2.5m²): tiled floor, washbasin



-Hall (4m²): tiled floor

UPSTAIRS:

-Bedroom (13m²): carpeted

-Bedroom (17.5m²): carpeted

-Study (19m²): laminate flooring (could be converted into a bedroom with a partition wall)

-Kitchen/living room (45m²): linoleum, exposed stone, fitted, Godin stove (wood and coal)

-Utility room (5m²): linoleum

-Bathroom (5m²): linoleum, washbasin, WC, bath, towel dryer (oil-fired)

-Attic throughout the house with plywood flooring, 30cm insulation above

-Wine cellar (25m²)

-Workshop: concrete, fuel oil tank

OUTSIDE:

-2 garages with attic space

-Electric gate

-Terrace

-Land with 11 truffle trees and fruit trees

All on a plot of 21,603 m²

Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	230 m ²
Grundstücksgröße:	21603 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	8
-------------------	---

Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/bUibTDf_50c
--------------------------	---

Kontaktinformation

IMLIX ID:	IX7.682.798
-----------	-------------



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

