



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



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 339,666.13

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Couhe
Ταχυδρομικός κωδικός:	86700
Δημοσιεύθηκε:	09/10/2025

Περιγραφή:

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

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	230 τ.μ
Μέγεθος αυλής:	21603 τ.μ
Floor Number:	1

Room details

Total rooms:	8
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Building details

Αριθμός ορόφων:	1
Orientation:	W

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: https://youtu.be/bUibTDf_50c

Contact information

IMLIX ID: IX7.682.798



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