



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



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 339,666.13

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Couhe
Código postal:	86700
Publicado:	09/10/2025

Descripción:

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

Común

Dormitorios: 3

Baños: 2

Pies cuadrados terminados: 230 m²

Tamaño del lote: 21603 m²

Floor Number: 1

Room details

Total rooms: 8

Building details

Número de plantas: 1

Orientation: W

Lease terms

Date Available:

Información adicional

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

Contact information

IMLIX ID: IX7.682.798



IMLIX

IMLIX Mercado Inmobiliario

<https://www.imlix.com/es/>

