



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



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 339,666.13

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Couhe
Irányítószám:	86700
Feladta:	2025. 10. 09.

Leírás:

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

Gyakori

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	230 nm
Telekméret:	21603 nm
Floor Number:	1

Room details

Total rooms:	8
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Building details

Emeletek száma:	1
Orientation:	W

Lease terms

Date Available:

További információ

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

Contact information

IMLIX ID: IX7.682.798



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