



Superb Characterful Presbytery with Beautiful Gardens, between Valence-en-Poitou and Vivonne - €331575



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 383,708.1

Posizione

Nazione:	France
Cap:	86700
Pubblicato:	09/10/2025

Descrizione:

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:



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- 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

Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	230 mq
Dimensione del lotto:	21603 mq
Floor Number:	1

Room details

Total rooms:	8
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Building details

Numero di piani:	1
Orientation:	W

Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.682.798
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IMLIX

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