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



Agent Info

Naam: Christophe GUAY
Bedrijfsnaam: Agence TIC Ruffec

Mistlampen: France Experience 1985

since:

Service Type: Selling a Property

Specialties:

Property Type: Apartments, Houses Telefoon: +33 (545) 710-046

Languages: French

Website: https://tic-ruffec.com

Advertentie details

Vastgoed voor: Koop

Prijs: USD 380,884.03

Locatie

Aanbevolen Auto Onderdelen: France

Staat/Regio/Pronvincie: Nouvelle-Aquitaine

Plaats: Couhe
Postcode: 86700
Geplaatst: 09-10-2025

Omschrijving:

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

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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

Algemeen

Slaapkamers: 3
Badkamers: 2

Afgewerkte vierkante meter: 230 m² Lot Afmeting: 21603 m²

Floor Number: 1

Room details

Total rooms: 8

Building details

Aantal verdiepingen: 1
Orientation: W

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.682.798

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