



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



Agent Info

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Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
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 339,666.13

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



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 m ²
Lot Afmeting:	21603 m ²
Floor Number:	1

Room details

Total rooms:	8
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Building details

Aantal verdiepingen:	1
Orientation:	W

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://youtu.be/bUibTdf_50c
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Contact information

IMLIX ID:	IX7.682.798
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