



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



Agent Info

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|-------------------|---|
| Name: | Christophe GUAY |
| Company Name: | Agence TIC Ruffec |
| Country: | France |
| Experience since: | 1985 |
| Service Type: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Phone: | +33 (545) 710-046 |
| Languages: | French |
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Listing details

| | |
|---------------|----------------|
| Property for: | Sale |
| Price: | USD 339,666.13 |

Location

| | |
|------------------------|--------------------|
| Country: | France |
| State/Region/Province: | Nouvelle-Aquitaine |
| City: | Couhe |
| ZIP code: | 86700 |
| Posted: | Oct 09, 2025 |

Description:

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

Common

| | |
|-------------------|------------|
| Bedrooms: | 3 |
| Bathrooms: | 2 |
| Finished sq. ft.: | 230 sq m |
| Lot Size: | 21603 sq m |
| Floor Number: | 1 |

Room details

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|--------------|---|
| Total rooms: | 8 |
|--------------|---|

Building details

| | |
|-------------------|---|
| Number of Floors: | 1 |
| Orientation: | W |

Lease terms

Date Available:

Additional information

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|-------------------|---|
| Virtual tour URL: | https://youtu.be/bUibTDf_50c |
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Contact information

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|-----------|-------------|
| IMLIX ID: | IX7.682.798 |
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