



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



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 339,666.13

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Couhe
CEP:	86700
Adicionado:	09/10/2025

### Informação adicional:

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 (4m<sup>2</sup>): tiled floor

**UPSTAIRS:**

-Bedroom (13m<sup>2</sup>): carpeted

-Bedroom (17.5m<sup>2</sup>): carpeted

-Study (19m<sup>2</sup>): laminate flooring (could be converted into a bedroom with a partition wall)

-Kitchen/living room (45m<sup>2</sup>): linoleum, exposed stone, fitted, Godin stove (wood and coal)

-Utility room (5m<sup>2</sup>): linoleum

-Bathroom (5m<sup>2</sup>): linoleum, washbasin, WC, bath, towel dryer (oil-fired)

-Attic throughout the house with plywood flooring, 30cm insulation above

-Wine cellar (25m<sup>2</sup>)

-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 m<sup>2</sup>

## Comum

Quartos de dormir:	3
Banheiro:	2
Pés quadrados acabados:	230 m <sup>2</sup>
Tamanho do lote:	21603 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	8
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## Building details

Número de pisos:	1
Orientation:	W

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://youtu.be/bUibTDf_50c">https://youtu.be/bUibTDf_50c</a>
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## Contact information

IMLIX ID:	IX7.682.798
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# IMLIX

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