



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



### Информация об агенте

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Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 339,666.13

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Couhe
Почтовый индекс:	86700
Добавлено:	09.10.2025

#### Описание:

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 (6m<sup>2</sup>): flagstones
- Kitchen (35m<sup>2</sup>): flagstones and tiles, exposed stone, beams
- Living room (25m<sup>2</sup>): wooden floor, fireplace, beams, exposed stone
- Bedroom (25m<sup>2</sup>): tiled floor, beams, fireplace
- Laundry room/shower room (16m<sup>2</sup>): tiles, shower, stone, with WC (2.5m<sup>2</sup>): tiled floor, washbasin
- Hall (4m<sup>2</sup>): 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

## Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	230 кв м
Площадь участка:	21603 кв м
Floor Number:	1

## Room details

Total rooms:	8
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## Building details

Количество этажей:	1
Orientation:	W

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: [https://youtu.be/bUibTDf\\_50c](https://youtu.be/bUibTDf_50c)

## Contact information

IMLIX ID: IX7.682.798



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