

EXCEPTIONAL 18TH CENTURY RESIDENCE IN THE HEART OF VALENCE-EN-POITOU - 633 M² OF LIVING SPACE, PARKLANDS, SWIM

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A38240LAB86
PRICE	€ 562,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	4
ACCOMMODATION	633 m²
LAND	2357 m²
TOWN	Valence-en-Poitou
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Villa, Family Home
CONDITION	Habitable
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change





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- 18th-century residence with authentic charm
- 633 m² of living space, 8 bedrooms
- Enclosed park with swimming pool and terrace
- Large 300 m² outbuilding
- Close to shops, station and airport

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Superb 18th century residence in Valence-en-Poitou, with approx. 633 m² of living space set in 2,357 m² of enclosed grounds with swimming pool and landscaped garden. It features generous volumes, natural light and authentic charm, with parquet flooring, fireplaces, wood panelling and high ceilings. 8 bedrooms, study, workshop, games room and



DESCRIPTION

Nestling in the heart of the charming commune of Valence-en-Poitou, in the small town of Couhé, this elegant 18th century property offers around 633 m² of living space in 2,357 m² of walled grounds planted with trees and flowers and meticulously maintained.

Renovated over time and with great taste, it combines old-world charm – original parquet floors, fireplaces, wood panelling – with a relaxed lifestyle, in a refined and bright atmosphere.



Interior design with timeless cachet.
Right from the entrance, the tone is set with a vast 36 m² through hall opening directly onto the terrace and swimming pool (chequered floor and wood-burning stove).
The ground floor welcomes you with :
A 39 m² family kitchen with a 16th century fireplace and direct access to the adjoining barn.
A bright 52 m² dining room, ideal for large gatherings.
An elegant 35 m² lounge with fireplace, panelling and views over the park.
A spacious 38 m² study.
Two toilets and a storage area.

Generous, comfortable sleeping areas.
Upstairs, the 30 m² central landing with its vaulted wooden alcove invites you to relax or set up an office area overlooking the garden.
The sleeping area comprises :
Five bedrooms (19-25-26-29 and 29 m²), two of which have en-suite shower rooms and one with reversible air conditioning.
A bathroom with shower (12 m²).
A dressing room.
Separate toilet Original parquet flooring, period fireplaces and high ceilings underline the elegance of this home.



Top Floor - Creativi...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38240LAB86

COMPLETE FILE AND PHOTO ON REQUEST

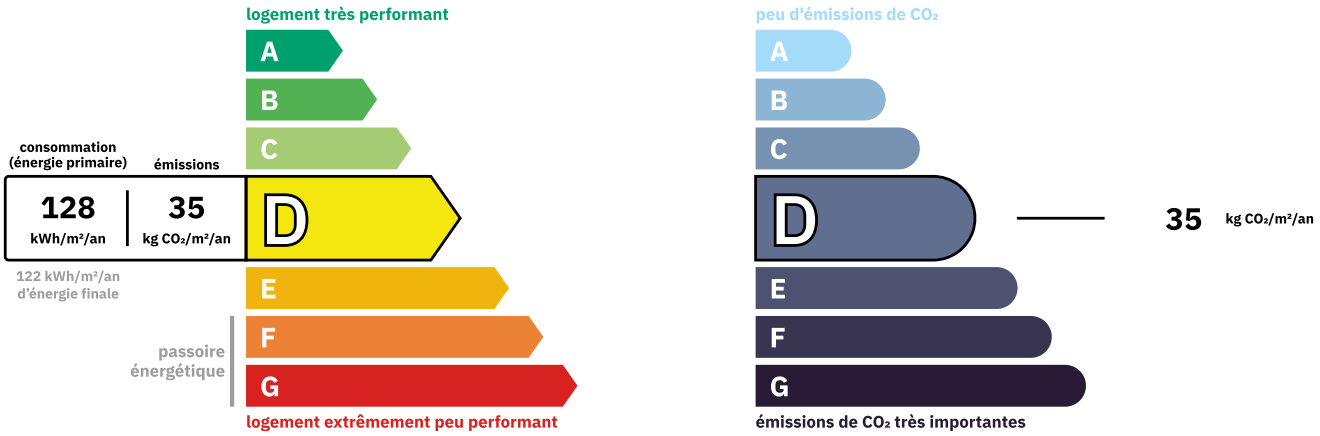
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 9370 € and 12760€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A38240LAB86

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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