



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

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633 M² OF LIVING SPACE,
PARK...



PROPERTY FACT FILE	
REFERENCE	A38240LAB86
PRICE	€ 562,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	633 m ²
LAND	2357 m ²
TOWN	Valence-en-Poitou
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Villa, Family Home
CONDITION	Habitable
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 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

DESCRIPTIF

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.

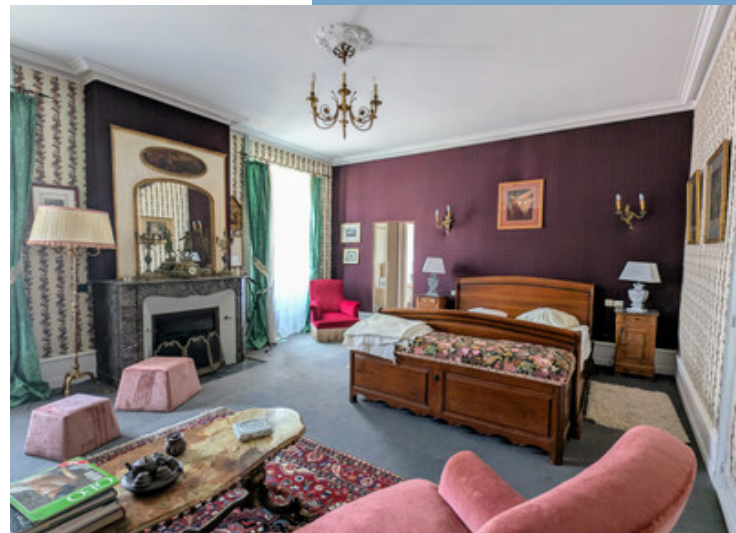
Separate toilet Original parquet flooring, period fireplaces and high ceilings underline the elegance of this home.

Top Floor - Creativi

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38240LAB86>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

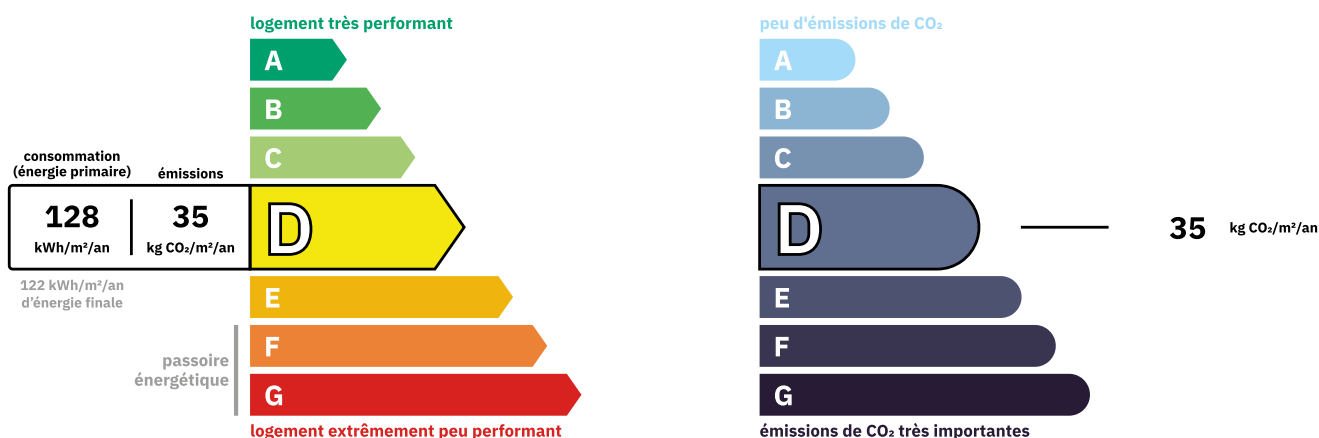
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE

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



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 exchange rates. 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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CONTACT

Réf : A38240LAB86
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AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

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

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr