

Exceptional 18th century residence in the heart of Valence-en-Poitou - 633 m<sup>2</sup> of living space, parklands, swim



## INFORMATION

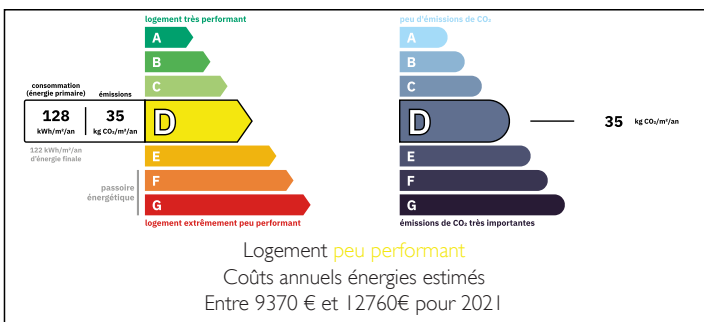
Town:	Valence-en-Poitou
Department:	Vienne
Bed:	8
Bath:	4
Floor:	633 m <sup>2</sup>
Plot Size:	2357 m <sup>2</sup>

## IN BRIEF

Superb 18th century residence in Valence-en-Poitou, with approx. 633 m<sup>2</sup> of living space set in 2,357 m<sup>2</sup> 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 beautiful reception rooms. Large 300 m<sup>2</sup> outbuilding on two levels. Central heating, wood burner, mains drainage. A stone's throw from shops and schools, and 40 minutes from Poitiers TGV train station and airport. A rare property steeped in history.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: 2525 EUR

## NOTES

## 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 m<sup>2</sup> of living space in 2,357 m<sup>2</sup> 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 m<sup>2</sup> through hall opening directly onto the terrace and swimming pool (chequered floor and wood-burning stove).

The ground floor welcomes you with :

A 39 m<sup>2</sup> family kitchen with a 16th century fireplace and direct access to the adjoining barn.

A bright 52 m<sup>2</sup> dining room, ideal for large gatherings.

An elegant 35 m<sup>2</sup> lounge with fireplace, panelling and views over the park.

A spacious 38 m<sup>2</sup> study.

Two toilets and a storage area.

Generous, comfortable sleeping areas.

Upstairs, the 30 m<sup>2</sup> 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 m<sup>2</sup>), two of which have en-suite shower rooms and one with reversible air conditioning.

A bathroom with shower (12 m<sup>2</sup>).

A dressing room.

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

Top Floor - Creativity and Leisure.

The second floor houses:

A 32 m<sup>2</sup> artist's studio.