



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

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.

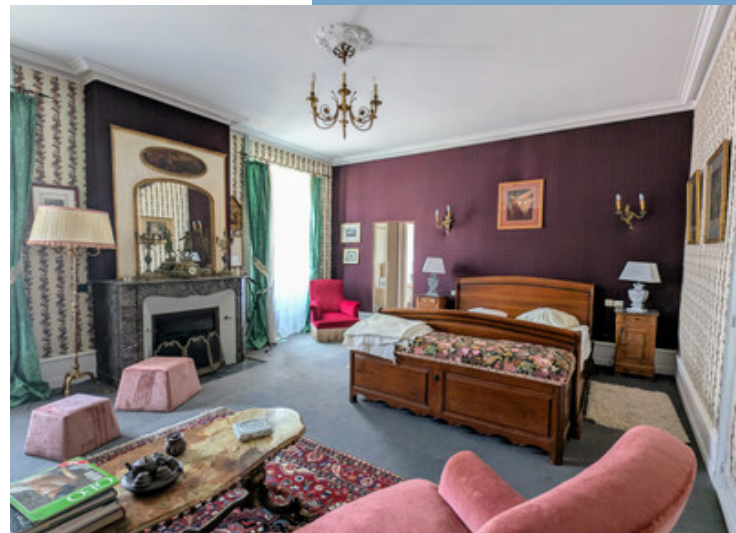
Separate toilet Original parquet flooring, period fireplaces and high ceilings underline the elegance of this home.

Top Floor - Creativi...

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

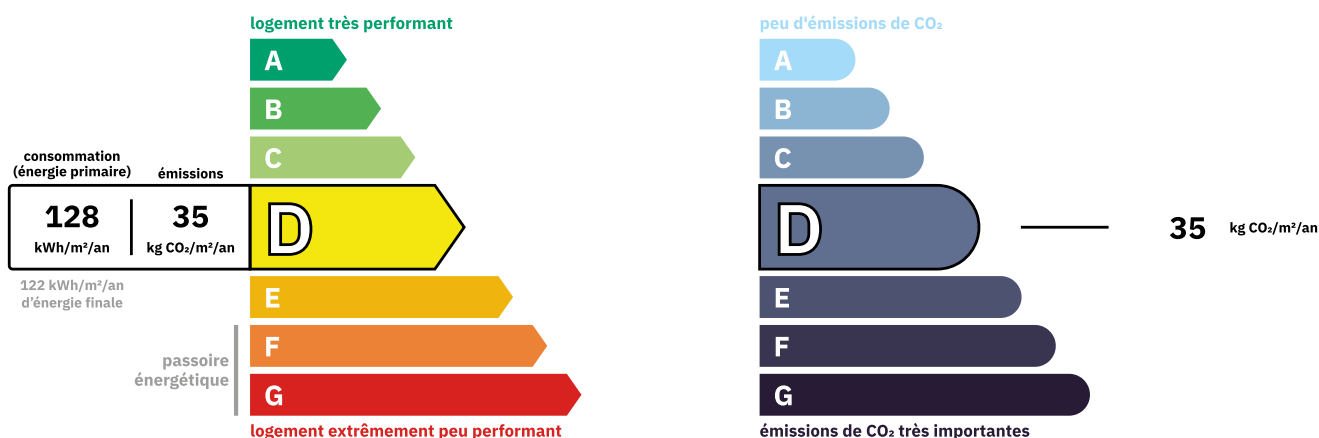


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ENERGIE-DPE

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



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CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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