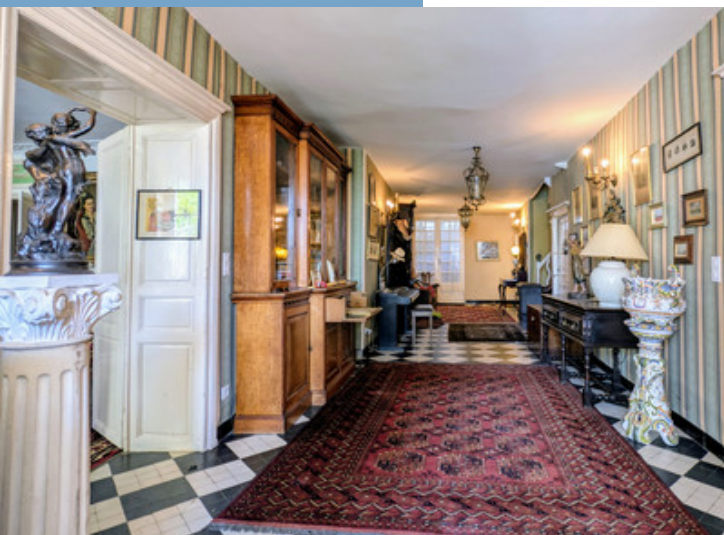




EXCEPTIONAL 18TH CENTURY RESIDENCE IN  
THE HEART OF VALENCE-EN-POITOU - 633 M<sup>2</sup> OF  
LIVING SPACE, PARKLANDS, SWIM

EXCEPTIONAL 18TH  
CENTURY RESIDENCE IN  
THE HEART OF  
VALENCE-EN-POITOU -  
633 M<sup>2</sup> 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 <sup>2</sup>
LAND	2357 m <sup>2</sup>
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 m<sup>2</sup> of living space, 8 bedrooms
- Enclosed park with swimming pool and terrace
- Large 300 m<sup>2</sup> outbuilding
- Close to shops, station and airport

EXCEPTIONAL 18TH  
CENTURY RESIDENCE IN  
THE HEART OF  
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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

## 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 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.

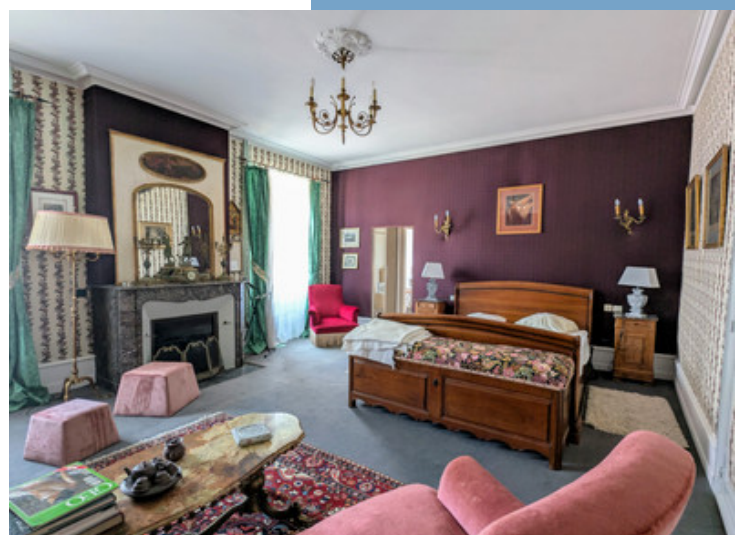
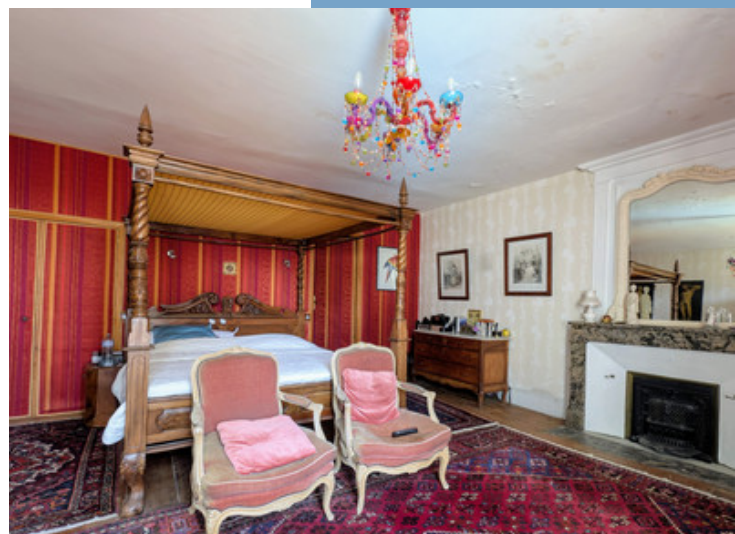
Separate toilet Original parquet flooring, period fireplaces and high ceilings underline the elegance of this home.

Top Floor - Creativi

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

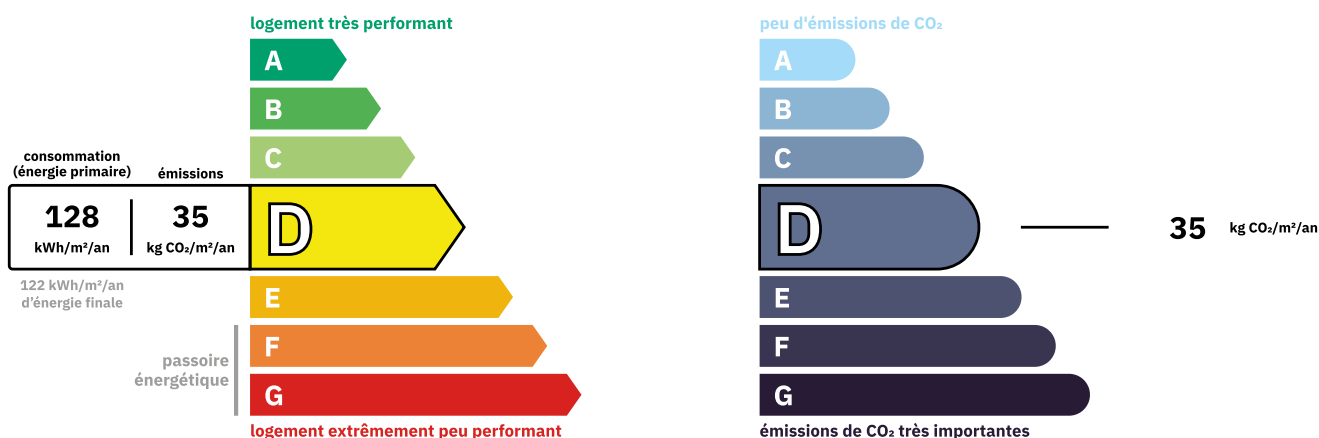


EXCEPTIONAL 18TH  
CENTURY RESIDENCE IN THE  
HEART OF  
VALENCE-EN-POITOU - 633 M  
OF LIVING SPACE, PARK...

Ref : A38240LAB86

## 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

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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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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