LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFULLY RESTORED HISTORIC PRIORY WITH GUEST HOUSE, POOL AND MATURE GARDENS IN PRESSIGNY, DEUX-SÈVRES (79).

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PROPERTY FACT FILE

REFERENCE	A44623MNL79
PRICE	€ 670,250 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	7
ACCOMMODATION	416 m²
LAND	2467 m²
TOWN	Pressigny
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

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

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- Historic priory with original features
- Total of 10 bedrooms + flexible living spaces
- Self-contained tower & cottage
- Pool, gardens & gorgeous village setting
- Near Poitiers & charming market towns

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Set in the heart of the charming village of Pressigny, surrounded by gently rolling countryside, this remarkable former priory offers a total of 416m² habitable space across a principal residence, an independent suite and a separate garden house. Thought to date from the 14th century and serving as a priory from the 15th century onwards, the

DESCRIPTION

The principal house unfolds over three levels, with 6 bedrooms and enjoys lovely views across the glorious garden and the surrounding countryside. On the ground floor, a welcoming kitchen [20.5m2] is arranged around a majestic original fireplace, while the dining room [15m2] and sitting room [26m2] each feature their own fireplaces. A study [12.5m2], bathroom with WC [7m2], and a large laundry and storage room [25m2] complete this level. A superb original stone staircase rises through the house. The first floor offers four bedrooms arranged along a bright landing - Bedroom 1 [13.5m2], Bedroom 2 [m2] with its own shower room and WC [6.2m2], Bedroom 3 [17m2] with double basins, Bedroom 4 [15.2m2] with its own shower room and WC [1.8m2]. The second floor provides a wonderfully airy atmosphere, with a spacious children's playroom [43m2], shower room with WC [6.4m2], Bedroom 5 [14.3m2] and a further generous parental Bedroom 6 with roll-top bath, basin and WC [44m2].



The tower, set apart from the main residence, offers charming fully independent accommodation, complete with its own entrance and private terrace garden overlooking the church. Approached via a secluded, sunlit terrace, it exudes a quietly romantic atmosphere — an ideal retreat for guests or family. At its heart, the sitting room features a beautiful working fireplace (28.5 m²), creating a warm and inviting focal point. A spiral staircase leads to a delightful triple children's bedroom [13.5 m²], while the gr...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44623MNL79

COMPLETE FILE AND PHOTO ON REQUEST

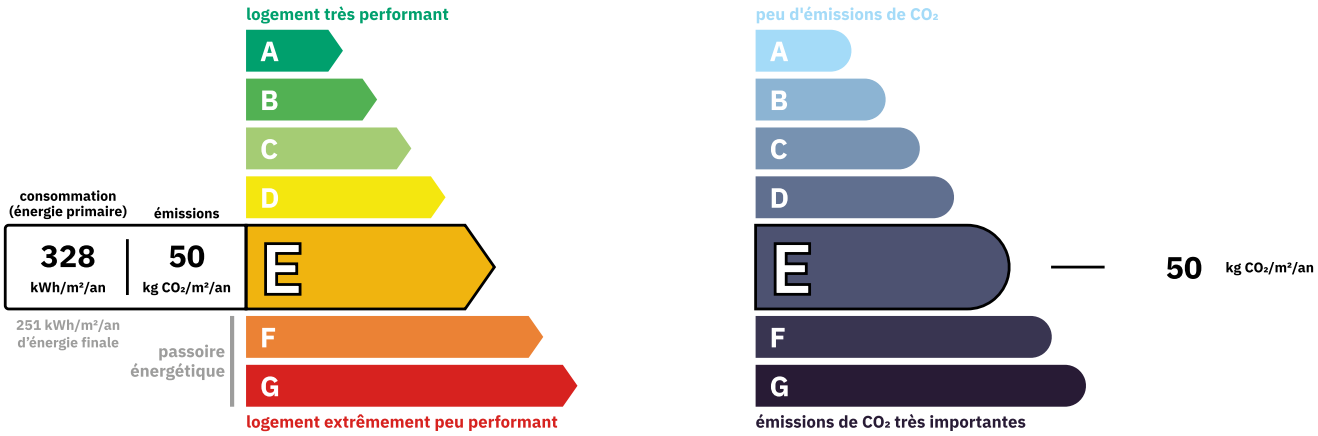
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 6150 € and 8390€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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