

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



## INFORMATION

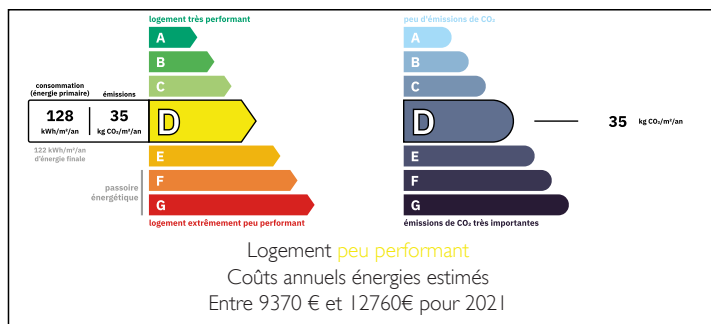
Town:	Valence-en-Poitou
Department:	Vienne
Bed:	8
Bath:	4
Floor:	633 m2
Plot Size:	2357 m2

## 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.

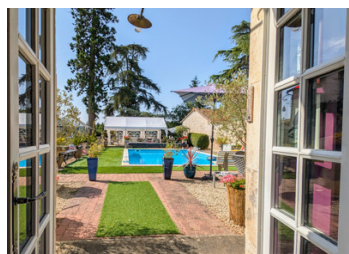


## ENERGY - DPE



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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

**Taxe habitation:** 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.