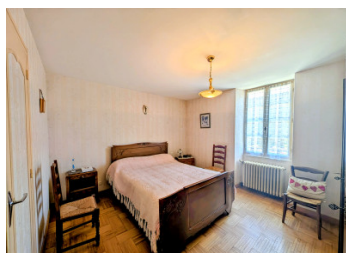


Authentic farmhouse with two dwellings, large outbuildings and views over the valley



INFORMATION

Town:	Valence-en-Poitou
Department:	Vienne
Bed:	3
Bath:	2
Floor:	184 m2
Plot Size:	8119 m2



IN BRIEF

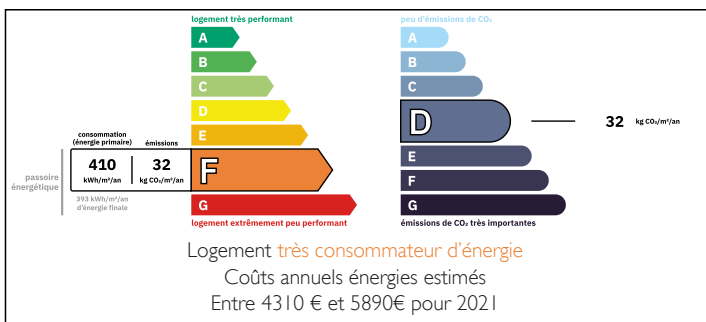
An authentic farmhouse situated in a peaceful hamlet in the heart of Valence-en-Poitou, comprising a main house ready for immediate occupation with spacious rooms, a second property in need of refurbishment, numerous outbuildings, and a detached house requiring renovation.

The property offers great potential thanks to its two large barns, shed, cellars, vast convertible loft and grassed plot, ideal for keeping animals or developing a gardening project.

At the rear of the property, you can enjoy a pleasant, unobstructed view of the valley in a quiet, rural setting, just 10 minutes from Couhé and Gençay, 15 minutes from Vivonne and 40 minutes from Poitiers.

A property complex full of character offering numerous development possibilities in a rural and

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: 1122 EUR

NOTES

DESCRIPTION

Situated in a peaceful hamlet in the heart of Valence-en-Poitou, this authentic farmhouse offers a rare property comprising two dwellings, extensive outbuildings and over 8,000 m² of land, in a quiet setting with pleasant, unobstructed views over the valley.

Just 10 minutes from Couhé and Gençay, 15 minutes from Vivonne and all amenities, and 40 minutes from Poitiers, the TGV station and the airport, this property will appeal to lovers of the countryside, old buildings and projects with great potential.

The main house, which is ready to move into, features spacious rooms and a practical layout. The spacious 35.5 m² living room provides a pleasant living space, complemented by a second 27 m² living room leading to the second apartment. The separate kitchen, the two bedrooms and the renovated shower room with walk-in shower offer considerable everyday comfort. Oil-fired central heating and a non-compliant septic tank.

Upstairs, a 92 m² convertible attic offers plenty of potential for extension. In the basement and garden level, two cellars and a large convertible room of over 50 m² complete the property.

The second property, adjoining and connected to the main house, requires some refurbishment. It would be suitable for a holiday let, independent rental or as a family guest house.

At the rear of the house, the property enjoys a beautiful unobstructed view of the valley and features a courtyard, a garden and a well. Two large barns, measuring 169 m² and 123 m², complete the property; the latter requires roof and...