



€422000 - Elegant Country Home with Pool, Panoramic Views & Refined Living Spaces



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 481,580.2

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Civray
Veröffentlicht:	27.05.2025

Beschreibung:

This beautifully designed barn conversion which has been renovated over the last eight years offers four bedrooms (or a fifth bedroom if using the ground floor office), including a master suite with its own private bathroom and walk-in closet.

This exceptional property has been thoughtfully and tastefully renovated, blending modern upgrades with timeless charm. Recent improvements include a new roof (2024), double glazing throughout, and underfloor heating in the kitchen for year-round comfort. The electrical system has been professionally updated to ensure a balanced and reliable power supply, while the sanitation system complies with current regulations. Central heating is provided by a high-efficiency wood-burning stove, connected to radiators, offering both performance and energy efficiency.

Outside, the meticulously landscaped gardens and raised vegetable beds reflect the same care and attention to detail, creating a tranquil and productive outdoor space.

The open-plan kitchen (with underfloor heating) and dining room create a warm and welcoming space, filled with natural light throughout the day. A cozy and bright enclosed veranda pleasantly extends the living space—ideal for relaxing in any season. The exposed stone on the exterior walls adds timeless charm.

Outside, a beautifully landscaped and cultivated garden offers a true haven of peace, blending perfectly with an idyllic location in a quiet hamlet close to Civray that boasts unobstructed views of the



surrounding countryside. The 10m x 5m swimming pool, secured with an electric roller cover, offers both comfort and peace of mind.

Ground Floor:

Equipped Kitchen / Dining Room: 43.11 m² - Tiled floor (underfloor heating), beams, stone, treated oak worktops

Living Room: 39.45 m² - Quality laminate flooring, wood-burning stove (7.5 kW) with new flue. This stove heats the radiators

Office / Bedroom 5: 22.4 m² - Quality laminate flooring, bookcases included

Cupboard: 0.71 m² - Tiled floor

Pantry / Laundry Room: 19.77 m² - Tiled floor

WC: 2.15 m² - Tiled floor, hand basin

Garden Conservatory : 15 m² - Quality laminate flooring, heated with an electric radiator, beautiful views of the garden

First Floor:

Landing / Office Space : 15.88 m² - Quality laminate flooring, open to the kitchen below

Bathroom: 13.10 m² - Quality laminate flooring, WC, shower (installed in 2024), clawfoot bathtub, basin, skylight

Master Bedroom: 20.28 m² - Quality laminate flooring, "Fischer" electric radiator, en-suite bathroom: 15.59 m² - WC, two hand basins, bidet, shower, heated towel rail. Dressing Room: 9.16m² with mirrored storage units included.

Bedroom: 20.45 m² - Quality laminate flooring, stone, beams, 2 windows and a skylight

Bedroom: 13.32 m² - Quality laminate flooring, stone, skylight

Bedroom: 13.45 m² - Quality laminate flooring, stone, skylight

Exterior:

In-ground swimming pool (10 x 5 m): secured with an electric cover

Pool house with automatic filtration/dosing system connected via Wi-Fi

Covered and tiled terrace for shady dining. Lighting and electrical points

Wooden deck with high-tech 6-person Canadian Spa (available under separate negotiation)

A Well, Storage sheds, Chalet.

A beautiful landscaped garden with views over the fields, vegetable garden with greenhouse - all on a plot of 3,185 m².



Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

Schlafzimmer:	5
Badezimmer:	2
Fertige m ² :	263 m ²
Grundstücksgröße:	3.185 m ²

Zimmerdetails

Zimmer insgesamt:	8
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Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Außen-Ausstattung:	Pool
Anzahl Etagen:	2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://www.youtube.com/embed/fmH4qHZW2u0
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Kontaktinformation

IMLIX ID:	IX6.979.053
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