



An Attractive 5 Bedroom House With Garden And A Riverside Plot - €168,000



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 197,674.28

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Civray
Postleitzahl:	86400
Veröffentlicht:	26.01.2026

Beschreibung:

A beautiful exposed stone house offering 5 bedrooms (or 4 bedrooms and an additional living room) with a small house to renovate into a gite. A walled garden in front and a very pretty leisure area nearby and on the edge of the river Charente, ideal for fishing or relaxing. Located in a hamlet just 6km from Civray with all its shops and schools. Fiber-optic internet and mains drainage.

Ground floor :

Living room 34m² Flagstone floor, beams, fireplace
Corridor 4m² Tiled floor
Bathroom 9m² Tiled floor, WC, sink, bathtub, beams
Bedroom 1 17m² Tiled floor, beams
Bedroom 2 26m² Tiled floor (access to upstairs)
Fitted Kitchen 18m² Tiled floor, beams
Shower Room 9.5m² Tiled floor, bidet, sink, shower, WC

Bedroom 3 20m² Tiled floor, cellar below (bedroom ceiling to be painted)

Cellar 19m² Concrete floor, 2 x hot water tanks. Access to the carport and stairs to the attic

Upstairs :

Mezzanine / Bedroom 4 25m² Plywood floor, beam (ceiling to be painted), access to the attic too



Bedroom 5 30m2 Plywood floor, skylight

WC 2.5m2 Tiled floor, sink

Attic with 2 convertible rooms and 2 skylights

Exterior:

Enclosed garden with vehicle access

Old house to restore with its roof in very good condition. A large room of 50m2 with earth floor, fireplace and attic.

A very pretty leisure plot on the edge of the river Charente 100m away. Shed on site.

Allgemein

Schlafzimmer:	5
Badezimmer:	2
Fertige m ² :	177 m ²
Grundstücksgröße:	1349 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/Os0H6bWmhN8>

Kontaktinformation

IMLIX ID: IX8.083.080

