



## Secluded Riverside Stone House with Outbuildings and Private Fishing Plot - €117645



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 138,424.94

#### Standort

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

#### Beschreibung:

Tucked away at the end of a peaceful no-through lane and surrounded by nature, this charming stone property offers the perfect blend of character, space, and seclusion. With exposed stone walls, oak beams, and original features throughout, it's a home that radiates rustic charm while offering plenty of scope for entertaining and leisure. NB. Much of the land is on a slope.

#### Ground Floor:

Spacious open-plan kitchen/diner/sitting room (48m<sup>2</sup>) with wood flooring, exposed stone walls, oak beams, and a wood-burning stove.

Shower room (6m<sup>2</sup>) with walk-in shower, WC, basin, heated towel rail, and washing machine point.

#### First Floor:

Landing (3m<sup>2</sup>) with sea grass flooring.

Three bedrooms (13m<sup>2</sup>, 14m<sup>2</sup>, 8m<sup>2</sup>) all featuring oak beams, exposed stone (in 2 bedrooms), and sea grass flooring.

Shower room (7m<sup>2</sup>) with walk-in shower, WC, basin, and character features.

#### Basement:

Games room / party room (42m<sup>2</sup>) with a built-in bar and sink ☑ ideal for gatherings or relaxing evenings. Home cinema projector.



## Outside:

Sunny terrace with views of the river and an old mill. Original vaulted bread oven. Just 30m from the terrace, a private riverside plot (680m<sup>2</sup>) ☑ a fisherman's dream with direct river access.

Wine store with attic above. Attached barn with attic offering conversion potential.

Old barn without a roof, perfect for transforming into an Italian-style walled garden.

This is a rare opportunity to acquire a secluded riverside retreat, full of character and charm, with versatile outbuildings and private river frontage. Perfect as a family home, a holiday property, or a fisherman's hideaway. On a total plot of 2084m<sup>2</sup> although the vast majority looks after itself, being sloping scrubland.

The vendors would consider selling the property furnished making this the absolute ideal holiday home.

## Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	99 m <sup>2</sup>
Grundstücksgröße:	2084 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	5
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SO

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/Esz0f5awteY>

## Kontaktinformation

IMLIX ID: IX8.083.088

