



Charming Countryside Property with Barn, Swimming Pool and Scenic Views - €123650



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 145,101.8

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Civray
Postleitzahl:	86400
Veröffentlicht:	27.03.2026

Beschreibung:

Set in a tranquil location, this spacious country home offers the perfect blend of comfort, potential, and rural charm—just a short 5-minute drive from the vibrant market town of Civray. The property features four generously sized bedrooms, including two conveniently located on the ground floor, making it ideal for family living or accommodating guests. A large family kitchen/dining room forms the heart of the home, complemented by a separate, comfortable sitting room for relaxation. A standout feature is the impressive barn of approximately 175m², offering excellent versatility—whether for vehicle storage (up to 5 cars), a camping car, or potential conversion into independent accommodation (subject to permissions). Outside, the home has a substantial garden with beautiful, far-reaching countryside views, creating a peaceful and private setting. The swimming pool, which requires a new liner, is a fantastic asset for summer living and benefits from a heat-exchange pump, used for just one season. Despite its serene surroundings, the property remains conveniently close to local amenities, shops, and markets in nearby Civray.

GROUND FLOOR:

Kitchen/Dining Room ☐ 24m², tiled floor, wood-burning stove
Living Room ☐ 32m², tiled floor, wood-burning stove
Bedroom ☐ 16m², tiled floor, built-in cupboard, washbasin
Bedroom ☐ 12m², tiled floor, shower, washbasin, built-in cupboard
Shower Room ☐ 2m², tiled floor, shower, washbasin
WC ☐ 1m²



tilted floorHallway 4m², tiled floorUtility Room 20m², tiled floor and a wine storeHallway 5m²
FIRST FLOOR:

Landing 6m², carpetBedroom 20m², carpet, shower, washbasin, Velux windowWC 1m²,
carpetBedroom 26m², carpet, shower, washbasin, Velux windowRoom/Attic 22m², wooden floor

EXTERIOR:

Garden with lovely views over the countrysideBarn 175m², space to park up to 5 carsIn-ground
swimming pool (liner to be replaced), pool house 42m², tiled (heat pump available to heat the pool)

Total land: 4,306m²

Allgemein

Schlafzimmer:	4
Badezimmer:	4
Fertige m ² :	149 m ²
Grundstücksgröße:	4306 m ²
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/kYDqE1CwIxo>

Kontaktinformation

IMLIX ID: IX8.286.387

