



## Charming Property with Two Houses, Barn, and Woodland Near Civray - €249,950



### 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 293,313.35

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Civray
Postleitzahl:	86400
Veröffentlicht:	16.03.2026

#### Beschreibung:

Discover this character-filled property, comprising a main house with 4 bedrooms and 2 bathrooms, offering generous living space and a warm, inviting atmosphere, as well as a fully independent 2-bedroom second house perfect for hosting family and friends or generating rental income. Both homes are in excellent condition and ready to move into with no work required. A beautiful 100 m<sup>2</sup> stone barn attached to the main house, along with a former pigsty, offer significant potential for further development (workshop, gite, wellness space, etc.). The entire property sits on 6,430 m<sup>2</sup> of land, including a private garden that leads to a wooded area, offering peace, privacy, and a connection to nature. Just a short walk away, enjoy a scenic swimming lake with a restaurant ideal for relaxing summer days. Even closer is the river Charente for lovely walks or any keen fishermen/women. The charming town of Civray, with all amenities and a twice-weekly market, is only 5 km away. A rare opportunity for a family residence, a tourist accommodation project, or dual living with rental income potential.

#### Main House:

Kitchen / Dining Room 41m<sup>2</sup> Flagstone flooring, wood-burning stove, exposed beams  
Living Room 24m<sup>2</sup> Tiled floor, wood-burning stove, exposed stonework and beams  
Storage Room (Chai) Concrete floor, water heater

#### Upstairs:



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Landing 19m<sup>2</sup> Wooden floor, exposed stone, Velux window  
Shower Room 13m<sup>2</sup> Tiled floor, WC, sink, shower, Velux window, exposed stone  
Bedroom 11m<sup>2</sup> Laminate flooring, Velux window, walk-in closet  
3m<sup>2</sup>  
Bedroom 18m<sup>2</sup> Wooden floor, Velux window  
Bedroom 8.5m<sup>2</sup> Wooden floor, exposed beam  
Bedroom 16m<sup>2</sup> Wooden floor, beam, Velux window, with en-suite shower room (6m<sup>2</sup>) with linoleum, WC, sink, and shower

## Second House:

Living Area 37m<sup>2</sup> Laminate flooring, cupboard, pellet stove  
Bathroom 5m<sup>2</sup> Tiled floor, WC, sink, bathtub with shower, heated towel rail

## Upstairs:

Landing 2m<sup>2</sup> Wooden floor  
Bedroom 18m<sup>2</sup> Wooden floor, cupboard  
Bedroom 19m<sup>2</sup> Wooden floor

## Exterior:

Attached 100m<sup>2</sup> barn, above-ground pool, a 73m<sup>2</sup> former pigsty with floor above, enclosed garden and woodland plot, fruit trees, terrace, shed, and workshop.

## Allgemein

Schlafzimmer:	6
Badezimmer:	3
Fertige m <sup>2</sup> :	240 m <sup>2</sup>
Grundstücksgröße:	6430 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	9
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SO

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour:	<a href="https://youtu.be/XxKiSZ0NyII">https://youtu.be/XxKiSZ0NyII</a>
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## Kontaktinformation

IMLIX ID:	IX8.286.393
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<https://www.imlix.com/de/>

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