



## Small Town House With Garden And River Frontage - €129,000



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

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 149,694.09 |

#### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Civray             |
| Postleitzahl:         | 86400              |
| Veröffentlicht:       | 11.05.2026         |

#### Beschreibung:

Two bedroom property situated near the town centre in Civray. This lovely stone properties benefits from a direct access to the Charente river and a lovely walled garden. Civray is a busy market town with all amenities. The property is an ideal lock up and leave/holiday home, it offers best of both world, within walking distance to amenities and a countryfeel with views over the river and neighbouring gardens.

#### Ground floor:

Entrance in Living Room (25 m2): wood burner beams and exposed stones, window, tiled floor, staircase to first floor.

Kitchen (7 m2): french doors to large south facing terrasse

#### First floor:

Bedroom (16 m2): window, wooden floor

Shower room (4 m2): tiled floor, wc, shower, hand basin

#### Second floor:

Bedroom (20 m2): wooden floor, two windows, nice views over river.

#### Exterior:

Large south facing terrace

Workshop (10 m2), access to outside



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Lovely walled garden with direct access to the river where you have a canoe launch pad

## Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 2                  |
| Badezimmer:              | 1                  |
| Fertige m <sup>2</sup> : | 66 m <sup>2</sup>  |
| Grundstücksgröße:        | 739 m <sup>2</sup> |
| Stockwerk Nummer:        | 1                  |

## Zimmerdetails

|                   |   |
|-------------------|---|
| Zimmer insgesamt: | 3 |
|-------------------|---|

## Gebäudedetails

|                |   |
|----------------|---|
| Anzahl Etagen: | 1 |
| Ausrichtung:   | S |

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                          |   |
|--------------------------|---|
| URL der virtuellen Tour: | <a href="https://youtu.be/LcR32nLLK1M">https://youtu.be/LcR32nLLK1M</a> |
|--------------------------|---|

## Kontaktinformation

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.446.837 |
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