



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



### Στοιχεία μεσίτη

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Experience since:	1985
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Specialties:	
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 197,674.28

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Civray
Ταχυδρομικός κωδικός:	86400
Δημοσιεύθηκε:	26/01/2026

### Περιγραφή:

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 34m<sup>2</sup> Flagstone floor, beams, fireplace

Corridor 4m<sup>2</sup> Tiled floor

Bathroom 9m<sup>2</sup> Tiled floor, WC, sink, bathtub, beams

Bedroom 1 17m<sup>2</sup> Tiled floor, beams

Bedroom 2 26m<sup>2</sup> Tiled floor (access to upstairs)

Fitted Kitchen 18m<sup>2</sup> Tiled floor, beams

Shower Room 9.5m<sup>2</sup> Tiled floor, bidet, sink, shower, WC

Bedroom 3 20m<sup>2</sup> Tiled floor, cellar below (bedroom ceiling to be painted)

Cellar 19m<sup>2</sup> Concrete floor, 2 x hot water tanks. Access to the carport and stairs to the attic

### Upstairs :

Mezzanine / Bedroom 4 25m<sup>2</sup> 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.

## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	177 τ.μ
Μέγεθος αυλής:	1349 τ.μ
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Αριθμός ορόφων:	1
Orientation:	W

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/Os0H6bWmhN8>

## Contact information

IMLIX ID: IX8.083.080

