



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



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 145,101.8

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Civray
Ταχυδρομικός κωδικός:	86400
Δημοσιεύθηκε:	27/03/2026

Περιγραφή:

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,



tiled 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

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	149 τ.μ
Μέγεθος αυλής:	4306 τ.μ
Floor Number:	1

Room details

Total rooms:	5
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Building details

Αριθμός ορόφων:	1
Orientation:	SE

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/kYDqE1CwIxo>

Contact information

IMLIX ID: IX8.286.387

