



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



### 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
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Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 293,313.35

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Civray
Ταχυδρομικός κωδικός:	86400
Δημοσιεύθηκε:	16/03/2026

### Περιγραφή:

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:



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.

## Κοινά

Κρεβατοκάμαρες:	6
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	240 τ.μ
Μέγεθος αυλής:	6430 τ.μ
Floor Number:	1

## Room details

Total rooms:	9
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## Building details

Αριθμός ορόφων:	1
Orientation:	SE

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/XxKiSZ0NyII>

## Contact information

IMLIX ID: IX8.286.393



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