



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



Info Agente

Nombre:	Christophe GUAY
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País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 145,101.8

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Civray
Código postal:	86400
Publicado:	27/03/2026

Descripción:

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,



tilled 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

Común

Dormitorios:	4
Baños:	4
Pies cuadrados terminados:	149 m ²
Tamaño del lote:	4306 m ²
Floor Number:	1

Room details

Total rooms:	5
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Building details

Número de plantas:	1
Orientation:	SE

Lease terms

Date Available:

Información adicional

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

Contact information

IMLIX ID: IX8.286.387

