



## 15th Century Stone House on The Charente River in Saint Macoux - €118270

### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 118,270

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Civray
Código postal:	86400
Publicado:	02/06/2026

### Descripción:

Charming 15th-century stone house for sale on the banks of the Charente in Saint-Macoux.

A rare opportunity to acquire a property full of character, history and potential in a beautiful riverside setting. Among its many original features are the property's defensive windows, which hint at its medieval past. Local tradition suggests the house may once have been used as a place of refuge, lending a remarkable sense of history to the building. In need of renovation, the house offers generous rooms ready to be restored and reimaged, with lovely original features including a magnificent stone fireplace in the first-floor sitting room and original oak flooring. Recent works already completed include new aluminium double glazing, a recent roof, mains drainage connection, and some electrical and plumbing work.

The land, just under 6,000m<sup>2</sup>, borders the Charente yet is non-floodable, with around 1,985m<sup>2</sup> classed as constructible. This opens up interesting possibilities, whether for a main residence, a small campsite, or unique holiday accommodation.

The property is also sold with a 40m<sup>2</sup> mobile home, fully equipped with a kitchen, sitting room, shower room, two bedrooms and a raised terrace.

### Ground floor

Sitting room: 38.46m<sup>2</sup>, concrete floor and original fireplace  
Shower room / utility room: 26.76m<sup>2</sup>  
Kitchen



/ living room: 41.77m<sup>2</sup>, with large French doors opening onto the land sloping gently towards the Charente  
Mezzanine bedroom: 17.36m<sup>2</sup>

First floor

Sitting room: 41m<sup>2</sup>, stone fireplace and original oak flooring  
Bedroom 2: 23.11m<sup>2</sup>, original oak flooring  
Convertible attic: 23.11m<sup>2</sup>  
Attic: 41m<sup>2</sup>

Outside

Animal shelter  
Land of 5,949m<sup>2</sup>, including around 1,985m<sup>2</sup> constructible

## Común

Dormitorios: 2  
Pies cuadrados terminados: 185 m<sup>2</sup>  
Tamaño del lote: 5949 m<sup>2</sup>  
Floor Number: 1

## Room details

Total rooms: 5

## Building details

Número de plantas: 1  
Orientation: SW

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: <https://youtu.be/MvCq9yPGu7I>

