



Isolated Character Home with Two Independent Gites, 5 Acres and Stunning Pool. - €421,000



Info Agente

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

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 421,000

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Charroux
Código postal:	86250
Publicado:	03/08/2026

Descripción:

Just 6kms from the market town of Civray and nestled in a wonderfully peaceful and private setting on approximately five acres of grounds, this exceptional rural property offers an outstanding lifestyle opportunity with a spacious character home, two independent gites, extensive outbuildings and exciting scope for further development. The beautifully presented main house combines authentic charm with modern comfort, benefitting from a recently installed air-to-water heat pump heating system. At its heart is a generous farmhouse kitchen, perfect for family gatherings, alongside a welcoming living room featuring exposed beams and a wood-burning stove. The flexible ground floor also includes a home office or additional bedroom, a guest bedroom with en-suite shower room. Upstairs, there are three further bedrooms, including an impressive master suite with exposed beams and its own shower room, creating comfortable accommodation for family or guests. Completely independent from the main residence, the two established gites provide an excellent income opportunity or accommodation for extended family and friends. "Jasmine" is a spacious three-bedroom cottage offering a large open-plan living area with fitted kitchen and wood-burning stove, two bathrooms, reversible air conditioning, private and covered terraces, and underfloor heating already installed for future connection. "Wisteria" is a charming one-bedroom gite full of character, with exposed stone walls, beams, wood burner, reversible air conditioning and its own private terrace. (Due to retirement the owners have not rented the gites out over the last year). The



outdoor spaces are equally impressive. A fabulous 10m x 5m swimming pool forms the centrepiece of the gardens, complemented by a covered terrace, games room and WC, creating the perfect setting for relaxing or entertaining while enjoying the tranquillity of the surrounding countryside. The impressive collection of outbuildings offers enormous potential for further development (subject to the necessary permissions). These include a substantial 160m² barn with mezzanine, workshops, stables, garages, an open barn and a large former tobacco barn of approximately 150m². In addition, a charming old stone house awaits renovation, offering the possibility of creating a third gite, while another stable with an upper floor presents potential for a fourth holiday cottage. Whether you are seeking a spacious family home, a multi-generational property, or a ready-made tourism business with significant expansion potential, this remarkable country estate offers a rare combination of privacy, character, modern comfort and outstanding commercial possibilities in an idyllic rural setting.

MAIN HOUSE:

(Heating via recent air-to-water heat exchange pump)

Ground Floor:

Kitchen 26m²: Tiled floor, range style cooker Living room 27m²: Tiled floor, wood burner, exposed beams Hall 4m²: Tiled floor Bedroom/office 12m²: Tiled floor, exposed stonework Corridor 5m²: Tiled floor Bedroom 17m²: Tiled floor, exposed stonework, reversible heat pump (air con and heat); en-suite shower room (3m²: tiled floor, shower, WC, washbasin, heated towel rail) Utility room 4m²: Tiled floor, WC, washbasin Boiler room: Heat exchange pump unit (installed 2021)

First floor: (staircase from hall):

Landing 2m²: Parquet flooring Bedroom 13m²: Parquet flooring Bedroom 16m²: Parquet flooring First floor: (staircase from kitchen): Master bedroom 33m²: Wooden flooring, exposed beams Shower room 6m²: Wooden flooring, WC, shower, washbasin, Velux window

GITE NUMBER ONE: "Jasmine"

(Underfloor heating pipes already installed; heat exchange pump not yet connected). Recent sanitation system.

Entrance hall (7m²): Tiled floor Shower room (6m²): Tiled floor, shower, WC, washbasin, heated towel rail Living area (35m²): Tiled floor, fitted kitchen area, wood-burning stove, exposed beams Bedroom (17m²): Tiled floor, with private shower room (4.5m²: tiled floor, shower, WC, washbasin, heated towel rail)

First floor:

Landing (6m²): Laminate flooring Bedroom (12m²): Laminate flooring, reversible heat pump Bedroom (10m²): Laminate flooring, reversible heat pump Bathroom (6m²): Laminate flooring, bathtub, WC, washbasin, heated towel rail Private terrace and a covered terrace

GITE NUMBER TWO "Wisteria"

Living area (26m²): Kitchen and sleeping area, exposed stone and beams, wood burner, reversible heat pump Dressing room (4m²): Tiled floor Shower room (5m²): Tiled floor, shower, WC, washbasin, heated towel rail, Velux window Private terrace

EXTERIOR:

Swimming pool (10m x 5m), pool house, WC (2m²) with washbasin, large games room, and covered terrace Adjoining workshop (30m²): Concrete floor; stable (55m²); barn (160m²) with mezzanine Stable; small old house to renovate with an upper floor (potential to create a third gite) Two garages (each with space for one car); stable with upper floor (potential to create a fourth gite); adjoining open barn; metal barn formally a tobacco barn (150m²); well. On a total plot size of 20 595m².



Común

Dormitorios:	8
Baños:	6
Pies cuadrados terminados:	307 m2
Tamaño del lote:	20595 m2
Floor Number:	1

Room details

Total rooms:	12
--------------	----

Building details

Número de plantas:	1
Orientation:	S

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://youtu.be/_GTBO8jkA9Q
-------------------	---

Contact information

IMLIX ID:	IX8.792.423
-----------	-------------

