



Beautiful Historic 3-Bedroom House with a Pool and Over One Hectare of Land - €315780

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:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 366,917.34

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Civray
Código postal:	86250
Publicado:	03/09/2026

Descripción:

If you're looking for a home where you can simply settle in, then this superb, beautifully renovated stone house with 3 bedrooms 2 of which are on the ground floor (each with its own en-suite) is perfect for you! All the rooms are very spacious, but you'll undoubtedly fall in love with the upstairs living room, with its impressive ceiling height and lovely natural light.

With over 10,000 m2 of land, this property is sure to appeal to horse owners or those with other four-legged friends; especially as the best part of the land is already fenced off for the owners' donkeys. Other features rarely found on the market include oil-fired underfloor central heating and a sewage system that meets current standards!

Less than 10 km from the nearest amenities and 2.3 km from the nearest Irish pub (a must for enthusiasts!), you'll enjoy the peace and quiet of the countryside whilst making the most of the region's vibrant atmosphere.

A real gem well worth a viewing.

Ground floor

Hallway/Laundry room (17m2) : tiled floor, washing machine connection, sink

Bedroom 1 (24m2) with shower room (2m2) : tiled walls and floor, walk-in shower, sink and toilet

Bedroom 2 (11m2): tiled floor



Shower room (4m2): laminate flooring, shower, washbasin, toilet
Large cupboard: tiled floor
Hallway (13m2): tiled floor
Fitted kitchen / Dining room (32m2): tiled floor, wood-burning stove
First floor
Mezzanine / Living room (54m2): parquet flooring, exposed beams, skylight, wood-burning stove (in place but not connected)
Master suite comprising Bedroom 3 (20.5 m2), Bathroom (7 m2) and Walk-in wardrobe (4 m2) : parquet flooring, exposed beams; parquet flooring, exposed beams, bath, shower, washbasin, toilet, skylight; parquet flooring and water heater
Outside
Covered terrace
16 m2 barn housing the swimming pool equipment
Approximately 10 m2 in size barn
10 x 5 chlorine-treated swimming pool, with double covers for summer and winter
Small roof
Orchard with pergola and vegetable patch
Visitor parking
Fully enclosed grounds; a large section is enclosed by an electric fence for the donkeys
Double garage (39 m2)

Común

Dormitorios:	3
Baños:	3
Pies cuadrados terminados:	193 m2
Tamaño del lote:	13545 m2
Floor Number:	1

Room details

Total rooms:	5
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Building details

Número de plantas:	1
Orientation:	S

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://youtu.be/7dSrnQ7iiLk
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Contact information

IMLIX ID:	IX8.944.694
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