



€201000 - Riverside Property with Attached Barn and Gardens



Information de l'agent

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|-------------------|---|
| Nom: | Christophe GUAY |
| Nom de compagnie: | Agence TIC Ruffec |
| Pays: | France |
| Experience since: | 1985 |
| Type de service: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Téléphone: | +33 (545) 710-046 |
| Languages: | French |
| Site web: | https://tic-ruffec.com |

Détails de l'annonce

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|--------------|----------------|
| Propriété à: | Vendre |
| Prix: | USD 235,778.24 |

Location

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|-----------------------|--------------------|
| Pays: | France |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville: | Civray |
| Soumis: | 24/06/2025 |

Description:

Beautiful stone house, filled with natural light, offering two bedrooms and additional development potential thanks to the adjoining barn. It features a spacious open-plan living area and a large games room equipped with a pool table, screen, and projector — perfect for creating your own home cinema.

Outside, you'll enjoy a garden with an above-ground pool and land that provides direct access to the Charente River — ideal for fishing enthusiasts.

The house is fully double-glazed and located just 10 minutes from Civray and 6 minutes from Saint-Saviol train station, offering easy connections to Poitiers and Paris. A short 3 minute walk away is a swimming lake, leisure area with excellent bar/restaurant.

A perfect spot to enjoy the peace of the countryside without giving up comfort or connectivity.

First floor:



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- Living room (36m²) : parquet flooring, stove, beams, exposed stone, fitted kitchen, projector and screen
 - Bathroom (6m²) : tiled floor, bath with shower, WC, washbasin, heated towel rail
 - Laundry room (6m²) : tiled floor
 - Games room (34m²) : laminated flooring, screen and projector, exposed stone
 - Hall (8m²) : laminated flooring, exposed stone

First floor:

- Bedroom 1 (25m²) : parquet flooring, beams,
with 3m² Dressing room
- WC (2m²) : parquet flooring, washbasin, WC (macerator)
- Bedroom 2 (13m²) : parquet flooring, exposed stone
- Landing (4m²) : parquet flooring

Exterior :

- Adjoining barn (42m²) : concrete floor, possibility of extension,
With a 34m² Mezzanine
- Courtyard
- Garden with above-ground pool
- Large garden with access to the Charente river

All on a surface area of 5279m².

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr



Commun

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|-------------------|----------------------|
| Chambres: | 2 |
| Salle de bains: | 1 |
| Pied carré fini: | 137 m ² |
| Dimesions du lot: | 5.297 m ² |

Room details

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| Total rooms: | 4 |
| Indoor Features: | Fitted kitchen |

Building details

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|-------------------------|------|
| Outdoor Amenities: | Pool |
| Nombre de pieds carrés: | 2 |

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX7.193.811

