



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

Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 137,685.11

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Indicatif régional:	86400
Soumis:	02/06/2026

Description:

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 reimagined, 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 6,000m², borders the Charente yet is non-floodable, with around 1,985m² 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 40m² mobile home, fully equipped with a kitchen, sitting room, shower room, two bedrooms and a raised terrace.

Ground floor

Sitting room: 38.46m², concrete floor and original fireplace
Shower room / utility room: 26.76m²
Kitchen



/ living room: 41.77m², with large French doors opening onto the land sloping gently towards the Charente
Mezzanine bedroom: 17.36m²

First floor

Sitting room: 41m², stone fireplace and original oak flooring
Bedroom 2: 23.11m², original oak flooring
Convertible attic: 23.11m²
Attic: 41m²

Outside

Animal shelter
Land of 5,949m², including around 1,985m² constructible

Commun

Chambres:	2
Pied carré fini:	185 m ²
Dimesions du lot:	5949 m ²
Floor Number:	1

Room details

Total rooms:	5
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Building details

Nombre de pieds carrés:	1
Orientation:	SW

Lease terms

Date Available:

Information additionnelle

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

