



## Charming Property with Two Houses, Barn, and Woodland Near Civray - €275,000



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 321,350.89

### Elhelyezkedés

Ország:	France
Irányítószám:	86400
Feladta:	2025. 07. 24.
Leírás:	

Discover this character-filled property, comprising a main house with 4 bedrooms and 2 bathrooms, offering generous living space and a warm, inviting atmosphere, as well as a fully independent 2-bedroom second house—perfect for hosting family and friends or generating rental income. Both homes are in excellent condition and ready to move into with no work required. A beautiful 100 m2 stone barn attached to the main house, along with a former pigsty, offer significant potential for further development (workshop, gite, wellness space, etc.). The entire property sits on 6,430 m2 of land, including a private garden that leads to a wooded area, offering peace, privacy, and a connection to nature. Just a short walk away, enjoy a scenic swimming lake with a restaurant—ideal for relaxing summer days. Even closer is the river Charente for lovely walks or any keen fishermen/women. The charming town of Civray, with all amenities and a twice-weekly market, is only 5 km away. A rare opportunity for a family residence, a tourist accommodation project, or dual living with rental income potential.

#### Main House:

Kitchen / Dining Room ☐ 41m2 Flagstone flooring, wood-burning stove, exposed beams  
Living Room ☐ 24m2 Tiled floor, wood-burning stove, exposed stonework and beams  
Storage Room (Chai) ☐ Concrete floor, water heater

#### Upstairs:

Landing ☐ 19m2 Wooden floor, exposed stone, Velux window  
Shower Room ☐ 13m2 Tiled floor, WC, sink, shower, Velux window, exposed stone  
Bedroom ☐ 11m2 Laminate flooring, Velux window, walk-in closet 3m2  
Bedroom ☐ 18m2 Wooden floor, Velux window  
Bedroom ☐ 8.5m2 Wooden floor, exposed



beamBedroom 16m<sup>2</sup> Wooden floor, beam, Velux window, with en-suite shower room (6m<sup>2</sup>) with linoleum, WC, sink, and shower

Second House:

Living Area 37m<sup>2</sup> Laminate flooring, cupboard, pellet stoveBathroom 5m<sup>2</sup> Tiled floor, WC, sink, bathtub with shower, heated towel rail

Upstairs:

Landing 2m<sup>2</sup> Wooden floorBedroom 18m<sup>2</sup> Wooden floor, cupboardBedroom 19m<sup>2</sup> Wooden floor

Exterior:

Attached 100m<sup>2</sup> barn, above-ground pool, a 73m<sup>2</sup> former pigsty with floor above, enclosed garden and woodland plot, fruit trees, terrace, shed, and workshop.

## Gyakori

Hálósobák: 6

Fürdőszobák: 3

## Room details

Total rooms: 9

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.371.309

