



Charming Countryside Property with Barn, Swimming Pool and Scenic Views - €123650



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 145,101.8

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Civray
Irányítószám:	86400
Feladta:	2026. 03. 27.

Leírás:

Set in a tranquil location, this spacious country home offers the perfect blend of comfort, potential, and rural charm—just a short 5-minute drive from the vibrant market town of Civray. The property features four generously sized bedrooms, including two conveniently located on the ground floor, making it ideal for family living or accommodating guests. A large family kitchen/dining room forms the heart of the home, complemented by a separate, comfortable sitting room for relaxation. A standout feature is the impressive barn of approximately 175m², offering excellent versatility—whether for vehicle storage (up to 5 cars), a camping car, or potential conversion into independent accommodation (subject to permissions). Outside, the home has a substantial garden with beautiful, far-reaching countryside views, creating a peaceful and private setting. The swimming pool, which requires a new liner, is a fantastic asset for summer living and benefits from a heat-exchange pump, used for just one season. Despite its serene surroundings, the property remains conveniently close to local amenities, shops, and markets in nearby Civray.

GROUND FLOOR:

Kitchen/Dining Room ☐ 24m², tiled floor, wood-burning stove
Living Room ☐ 32m², tiled floor, wood-burning stove
Bedroom ☐ 16m², tiled floor, built-in cupboard, washbasin
Bedroom ☐ 12m², tiled floor, shower, washbasin, built-in cupboard
Shower Room ☐ 2m², tiled floor, shower, washbasin
WC ☐ 1m², tiled floor
Hallway ☐ 4m², tiled floor
Utility Room ☐ 20m², tiled floor and a wine store
Hallway ☐ 5m²



FIRST FLOOR:

Landing 6m², carpet Bedroom 20m², carpet, shower, washbasin, Velux window WC 1m², carpet Bedroom 26m², carpet, shower, washbasin, Velux window Room/Attic 22m², wooden floor

EXTERIOR:

Garden with lovely views over the countryside Barn 175m², space to park up to 5 cars In-ground swimming pool (liner to be replaced), pool house 42m², tiled (heat pump available to heat the pool)

Total land: 4,306m²

Gyakori

Hálósobák:	4
Fürdőszobák:	4
Kész négyzetméter:	149 nm
Telekméret:	4306 nm
Floor Number:	1

Room details

Total rooms:	5
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Building details

Emeletek száma:	1
Orientation:	SE

Lease terms

Date Available:

További információ

Virtual tour URL: <https://youtu.be/kYDqE1CwIxo>

Contact information

IMLIX ID: IX8.286.387

