



Charming Property with Two Houses, Barn, and Woodland Near Civray - €249,950



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 293,313.35

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Civray
Irányítószám:	86400
Feladta:	2026. 03. 16.

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 stoneBedroom 11m² Laminate flooring, Velux window, walk-in closet 3m²Bedroom 18m² Wooden floor, Velux windowBedroom 8.5m² Wooden floor, exposed beamBedroom 16m² Wooden floor, beam, Velux window, with en-suite shower room (6m²) with linoleum, WC, sink, and shower

Second House:

Living Area 37m² Laminate flooring, cupboard, pellet stoveBathroom 5m² Tiled floor, WC, sink, bathtub with shower, heated towel rail

Upstairs:

Landing 2m² Wooden floorBedroom 18m² Wooden floor, cupboardBedroom 19m² Wooden floor

Exterior:

Attached 100m² barn, above-ground pool, a 73m² former pigsty with floor above, enclosed garden and woodland plot, fruit trees, terrace, shed, and workshop.

Gyakori

Hálósobák:	6
Fürdőszobák:	3
Kész négyzetméter:	240 nm
Telekméret:	6430 nm
Floor Number:	1

Room details

Total rooms:	9
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Building details

Emeletek száma:	1
Orientation:	SE

Lease terms

Date Available:

További információ

Virtual tour URL: <https://youtu.be/XxKiSZ0NyII>

Contact information

IMLIX ID: IX8.286.393

