



Beautiful Historic 3-Bedroom House with a Pool and Over One Hectare of Land - €315780



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 367,563.77

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Civray
Írányítószám:	86250
Feladta:	2026. 09. 03.
Leírás:	

If you're looking for a home where you can simply settle in, then this superb, beautifully renovated stone house with 3 bedrooms 2 of which are on the ground floor (each with its own en-suite) is perfect for you! All the rooms are very spacious, but you'll undoubtedly fall in love with the upstairs living room, with its impressive ceiling height and lovely natural light.

With over 10,000 m2 of land, this property is sure to appeal to horse owners or those with other four-legged friends; especially as the best part of the land is already fenced off for the owners' donkeys. Other features rarely found on the market include oil-fired underfloor central heating and a sewage system that meets current standards!

Less than 10 km from the nearest amenities and 23 km from the nearest Irish pub (a must for enthusiasts!), you'll enjoy the peace and quiet of the countryside whilst making the most of the region's vibrant atmosphere.

A real gem well worth a viewing.

Ground floor

Hallway/Laundry room (17m2) : tiled floor, washing machine connection, sink

Bedroom 1 (24m2) with shower room (2m2) : tiled walls and floor, walk-in shower, sink and toilet

Bedroom 2 (11m2): tiled floor

Shower room (4m2): laminate flooring, shower, washbasin, toilet



Large cupboard: tiled floor
Hallway (13m2): tiled floor
Fitted kitchen / Dining room (32m2): tiled floor, wood-burning stove
First floor
Mezzanine / Living room (54m2): parquet flooring, exposed beams, skylight, wood-burning stove (in place but not connected)
Master suite comprising Bedroom 3 (20.5 m2), Bathroom (7 m2) and Walk-in wardrobe (4 m2) : parquet flooring, exposed beams; parquet flooring, exposed beams, bath, shower, washbasin, toilet, skylight; parquet flooring and water heater
Outside
Covered terrace
16 m2 barn housing the swimming pool equipment
Approximately 10 m2 in size barn
10 x 5 chlorine-treated swimming pool, with double covers for summer and winter
Small roof
Orchard with pergola and vegetable patch
Visitor parking
Fully enclosed grounds; a large section is enclosed by an electric fence for the donkeys
Double garage (39 m2)

Gyakori

Hálósobák:	3
Fürdőszobák:	3
Kész négyzetméter:	193 nm
Telekméret:	13545 nm
Floor Number:	1

Room details

Total rooms:	5
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Building details

Emeletek száma:	1
Orientation:	S

Lease terms

Date Available:

További információ

Virtual tour URL: <https://youtu.be/7dSrNQ7iiLk>

Contact information

IMLIX ID: IX8.944.694



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