



€201000 - Riverside Property with Attached Barn and Gardens



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 236,854.45

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Pubblicato:	24/06/2025

Descrizione:

Beautiful stone house, filled with natural light, offering two bedrooms and additional development potential thanks to the adjoining barn. It features a spacious open-plan living area and a large games room equipped with a pool table, screen, and projector — perfect for creating your own home cinema.

Outside, you'll enjoy a garden with an above-ground pool and land that provides direct access to the Charente River — ideal for fishing enthusiasts.

The house is fully double-glazed and located just 10 minutes from Civray and 6 minutes from Saint-Saviol train station, offering easy connections to Poitiers and Paris. A short 3 minute walk away is a swimming lake, leisure area with excellent bar/restaurant.

A perfect spot to enjoy the peace of the countryside without giving up comfort or connectivity.

First floor:



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- Living room (36m²) : parquet flooring, stove, beams, exposed stone, fitted kitchen, projector and screen
 - Bathroom (6m²) : tiled floor, bath with shower, WC, washbasin, heated towel rail
 - Laundry room (6m²) : tiled floor
 - Games room (34m²) : laminated flooring, screen and projector, exposed stone
 - Hall (8m²) : laminated flooring, exposed stone

First floor:

- Bedroom 1 (25m²) : parquet flooring, beams,
with 3m² Dressing room
- WC (2m²) : parquet flooring, washbasin, WC (macerator)
- Bedroom 2 (13m²) : parquet flooring, exposed stone
- Landing (4m²) : parquet flooring

Exterior :

- Adjoining barn (42m²) : concrete floor, possibility of extension,
With a 34m² Mezzanine
- Courtyard
- Garden with above-ground pool
- Large garden with access to the Charente river

All on a surface area of 5279m².

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr



Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	137 mq
Dimensione del lotto:	5.297 mq

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Outdoor Amenities:	Pool
Numero di piani:	2

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX7.193.811

