



## €201000 - Riverside Property with Attached Barn and Gardens



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
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Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 236,854.45

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Publicato:	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.

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First floor:



-Living room (36m<sup>2</sup>) : parquet flooring, stove, beams, exposed stone, fitted kitchen, projector and screen

-Bathroom (6m<sup>2</sup>) : tiled floor, bath with shower, WC, washbasin, heated towel rail

-Laundry room (6m<sup>2</sup>) : tiled floor

-Games room (34m<sup>2</sup>) : laminated flooring, screen and projector, exposed stone

-Hall (8m<sup>2</sup>) : laminated flooring, exposed stone

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First floor:

-Bedroom 1 (25m<sup>2</sup>) : parquet flooring, beams,

with 3m<sup>2</sup> Dressing room

-WC (2m<sup>2</sup>) : parquet flooring, washbasin, WC (macerator)

-Bedroom 2 (13m<sup>2</sup>) : parquet flooring, exposed stone

-Landing (4m<sup>2</sup>) : parquet flooring

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Exterior :

-Adjoining barn (42m<sup>2</sup>) : concrete floor, possibility of extension,

With a 34m<sup>2</sup> Mezzanine

-Courtyard

-Garden with above-ground pool

-Large garden with access to the Charente river

All on a surface area of 5279m<sup>2</sup>.

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://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

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