



## Charming Property with Two Houses, Barn, and Woodland Near Civray - €275,000



### 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:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 321,350.89 |

### Posizione

|             |            |
|-------------|------------|
| Nazione:    | France     |
| Cap:        | 86400      |
| Pubblicato: | 24/07/2025 |

### Descrizione:

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 stone  
Bedroom 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.

## Comune

Camere da letto: 6  
Bagni: 3

## Room details

Total rooms: 9

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.371.309

