



Secluded Riverside Stone House with Outbuildings and Private Fishing Plot - €117645



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 138,424.94

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Cap:	86400
Pubblicato:	26/01/2026

Descrizione:

Tucked away at the end of a peaceful no-through lane and surrounded by nature, this charming stone property offers the perfect blend of character, space, and seclusion. With exposed stone walls, oak beams, and original features throughout, it's a home that radiates rustic charm while offering plenty of scope for entertaining and leisure. NB. Much of the land is on a slope.

Ground Floor:

Spacious open-plan kitchen/diner/sitting room (48m²) with wood flooring, exposed stone walls, oak beams, and a wood-burning stove.

Shower room (6m²) with walk-in shower, WC, basin, heated towel rail, and washing machine point.

First Floor:

Landing (3m²) with sea grass flooring.

Three bedrooms (13m², 14m², 8m²) all featuring oak beams, exposed stone (in 2 bedrooms), and sea grass flooring.

Shower room (7m²) with walk-in shower, WC, basin, and character features.

Basement:

Games room / party room (42m²) with a built-in bar and sink ☑ ideal for gatherings or relaxing evenings. Home cinema projector.



Outside:

Sunny terrace with views of the river and an old mill. Original vaulted bread oven. Just 30m from the terrace, a private riverside plot (680m²) ☑ a fisherman's dream with direct river access.

Wine store with attic above. Attached barn with attic offering conversion potential.

Old barn without a roof, perfect for transforming into an Italian-style walled garden.

This is a rare opportunity to acquire a secluded riverside retreat, full of character and charm, with versatile outbuildings and private river frontage. Perfect as a family home, a holiday property, or a fisherman's hideaway. On a total plot of 2084m² although the vast majority looks after itself, being sloping scrubland.

The vendors would consider selling the property furnished making this the absolute ideal holiday home.

Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	99 mq
Dimensione del lotto:	2084 mq
Floor Number:	1

Room details

Total rooms:	5
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Building details

Numero di piani:	1
Orientation:	SE

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/Esz0f5awteY>

Contact information

IMLIX ID: IX8.083.088

