



Charming Property with Two Houses, Barn, and Woodland Near Civray - €249,950



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
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 249,950

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Cap:	86400
Pubblicato:	16/03/2026

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 3m²
Bedroom 18m² Wooden floor, Velux window
Bedroom 8.5m² Wooden floor, exposed beam
Bedroom 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 stove
Bathroom 5m² Tiled floor, WC, sink, bathtub with shower, heated towel rail

Upstairs:

Landing 2m² Wooden floor
Bedroom 18m² Wooden floor, cupboard
Bedroom 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
Finito piedi quadrati:	240 mq
Dimensione del lotto:	6430 mq
Floor Number:	1

Room details

Total rooms:	9
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Building details

Numero di piani:	1
Orientation:	SE

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/XxKiSZ0NyII>

Contact information

IMLIX ID: IX8.286.393



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