



A Beautiful Stone Home with Truly Breathtaking Views - €223,000



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:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 254,376.93

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Cap:	86400
Pubblicato:	06/07/2026

Descrizione:

Enjoy truly spectacular views from this beautiful three-bedroom stone home, where charm, comfort, and light-filled living come together effortlessly.

The bright, airy interior offers spacious and comfortable accommodation, enhanced by a recently installed heat-exchange pump heating system for efficiency and comfort. Presented in excellent condition throughout, the property is ready to move into and enjoy. A large office on the first floor could be used as a fourth bedroom or a convenient lounge space for guests.

Outside, the South-facing garden offers the perfect setting to relax, with both sunny and shaded areas to enjoy throughout the day. An East-facing terrace provides the ideal spot to take in the truly breathtaking panoramic views, creating a wonderful space for morning coffee or evening relaxation.

GROUND FLOOR:

Entrance 12m² Tiled floor, storage cupboard
Living Room 25m² Tiled floor, wood stove, patio door to the garden
Kitchen / Dining Room 25m² Wood floor, door to the garden
Bathroom 7m² Tiled floor, large shower, hand basin, bathtub
WC/Toilet
Boiler Room / Workshop 20m² Concrete floor

UPSTAIRS:

Landing 9m² Carpet, access to Dressing Room 4m² and Bathroom 7m² Wood floor, bathtub with shower, hand basin, WC
Bedroom 20m² Laminate floor, large cupboards
Bedroom 25m² Wood floor,



closets, AMAZING views of the CharenteBedroom 20m2 Laminate floor, cupboardOffice / Possible 4th Bedroom 24m2 Laminate floor

OUTSIDE:

Attractive, well-maintained garden with beautiful views of the Charente and the countryside.Terrace with incredible views.

Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	152 mq
Dimensione del lotto:	745 mq
Floor Number:	1

Room details

Total rooms:	6
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Building details

Numero di piani:	1
Orientation:	S

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX8.681.658

