



€201000 - Riverside Property with Attached Barn and Gardens



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 236,685.43

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Civray
Geplaatst:	24-06-2025
Omschrijving:	

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.

First floor:

-Living room (36m2) : parquet flooring, stove, beams, exposed stone, fitted kitchen, projector and screen



-Bathroom (6m2) : tiled floor, bath with shower, WC, washbasin, heated towel rail

-Laundry room (6m2) : tiled floor

-Games room (34m2) : laminated flooring, screen and projector, exposed stone

-Hall (8m2) : laminated flooring, exposed stone

First floor:

-Bedroom 1 (25m2) : parquet flooring, beams,

with 3m2 Dressing room

-WC (2m2) : parquet flooring, washbasin, WC (macerator)

-Bedroom 2 (13m2) : parquet flooring, exposed stone

-Landing (4m2) : parquet flooring

Exterior :

-Adjoining barn (42m2) : concrete floor, possibility of extension,

With a 34m2 Mezzanine

-Courtyard

-Garden with above-ground pool

-Large garden with access to the Charente river

All on a surface area of 5279m2.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Algemeen



Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	137 m ²
Lot Afmeting:	5.297 m ²

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Outdoor Amenities:	Pool
Aantal verdiepingen:	2

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX7.193.811
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