



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



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 321,350.89

Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	86400
Geplaatst:	24-07-2025

Omschrijving:

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
Bedroom 18m2 Wooden floor, Velux window
Bedroom 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.

Algemeen

Slaapkamers: 6

Badkamers: 3

Room details

Total rooms: 9

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.371.309

