



Magnificent 10th Century Manor Set on 3 Hectares And River Frontage - €473,500



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 556,333.06

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Civray
Postcode:	86400
Geplaatst:	06-12-2025
Omschrijving:	

This exceptional 10th-century residence combines history and character, with remarkably well-preserved original features: stone tower, exposed stone walls, beams, flagstones and c  ur de demoiselle stonefloor. A rare property offering charm, authenticity, and modern comfort.

The residence consists of two wings connected by an open passageway on the ground floor. The first wing, which includes three bedrooms, features a tower with a stone spiral staircase, while the second wing, also made up of three bedrooms, completes this spacious and well-balanced home.

The layout easily allows the two wings to be separated to create two independent dwellings, thanks to two water and electricity meters, as well as two all-water septic systems with drainage.

The property benefits from double glazing throughout, along with two hot-water tanks  one oil/solar and one electric  providing modern comfort and energy savings. Central heating is a mixed oil/wood system. Traditional interior rendering in lime-hemp plaster.

The estate extends over 2 hectares of sloping land descending to the Charente River, offering exceptional views and a preserved natural setting. Located just 10 km from Civray and Ruffec, it combines tranquillity, rural charm, and easy access to amenities.

A rare opportunity to acquire a historic residence that blends charm, authenticity, and flexible potential.

First wing of the residence with its tower

Ground floor:



- Dining room (43m²): tiled floor, exposed beams, access to the second wing.
- Kitchen (14m²): laminate flooring, exposed stone walls, fitted, exposed beams.
- Living room (17m²): flagstone floor, wood burning stove, exposed stone walls, exposed beams.
- WC (2m²)
- Tower with stone spiral staircase
- Cellar: wood boiler installed in 2009, oil boiler and tank (possibility of isolating the two houses)

First Floor :

- Landing (7m²): wooden floor
- Bedroom (15m²): wooden floor, exposed beams
- Bedroom (17m²): wooden floor
- WC (1m²): wooden floor
- Bathroom (9m²): wooden floor, 2 washbasins, bath with shower
- Bedroom (17m²): wooden floor, exposed stone walls, beams, with dressing room (4m²)
- Attic (72m²)

Second wing of the residence

Ground floor:

- Living room (30m²): c ur de demoiselle stone floor, exposed stone walls, exposed beams
- Kitchen (28m²): wooden floor, exposed beams, fully equipped
- Laundry room (4m²): linoleum flooring, washbasin, WC

First Floor:

- Shower room (6m²): wooden floor, walk-in shower, 2 washbasins
- WC (2m²): wooden floor
- Landing (7m²): wooden floor
- Bedroom (11m²): wooden floor, exposed beams, Velux window
- Bedroom (11m²): wooden floor, beams, Velux window
- Bedroom (13m²): wooden floor, beams, Velux window

Outside:

- Wooden terrace, garden, working bread oven, 2 hectares of hillside down to the Charente
- Garage: 1 car, Shed: 3 cars, Shed: 2 cars, Barn (145m²) with asbestos-free roof
- Outbuildings, a well supplying 4 x toilets and washing machine
- 1.2 hectares of flat land ideal for horses

All on a surface area of 31,900m²

Algemeen

Slaapkamers:	6
Badkamers:	2
Afgewerkte vierkante meter:	258 m ²
Lot Afmeting:	31900 m ²
Floor Number:	1

Room details

Total rooms:	9
--------------	---

Building details

Aantal verdiepingen:	1
----------------------	---



Orientation:

S

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:

<https://youtu.be/fHGmRC31wV4>

Contact information

IMLIX ID:

IX8.009.874

