



## An Attractive 5 Bedroom House With Garden And A Riverside Plot - €168,000



### Agent Info

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Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 197,674.28

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Civray
Postcode:	86400
Geplaatst:	26-01-2026

### Omschrijving:

A beautiful exposed stone house offering 5 bedrooms (or 4 bedrooms and an additional living room) with a small house to renovate into a gite. A walled garden in front and a very pretty leisure area nearby and on the edge of the river Charente, ideal for fishing or relaxing. Located in a hamlet just 6km from Civray with all its shops and schools. Fiber-optic internet and mains drainage.

### Ground floor :

Living room 34m<sup>2</sup> Flagstone floor, beams, fireplace  
Corridor 4m<sup>2</sup> Tiled floor  
Bathroom 9m<sup>2</sup> Tiled floor, WC, sink, bathtub, beams  
Bedroom 1 17m<sup>2</sup> Tiled floor, beams  
Bedroom 2 26m<sup>2</sup> Tiled floor (access to upstairs)  
Fitted Kitchen 18m<sup>2</sup> Tiled floor, beams  
Shower Room 9.5m<sup>2</sup> Tiled floor, bidet, sink, shower, WC  
Bedroom 3 20m<sup>2</sup> Tiled floor, cellar below (bedroom ceiling to be painted)  
Cellar 19m<sup>2</sup> Concrete floor, 2 x hot water tanks. Access to the carport and stairs to the attic

### Upstairs :

Mezzanine / Bedroom 4 25m<sup>2</sup> Plywood floor, beam (ceiling to be painted), access to the attic too  
Bedroom 5 30m<sup>2</sup> Plywood floor, skylight



WC 2.5m2 Tiled floor, sink

Attic with 2 convertible rooms and 2 skylights

Exterior:

Enclosed garden with vehicle access

Old house to restore with its roof in very good condition. A large room of 50m2 with earth floor, fireplace and attic.

A very pretty leisure plot on the edge of the river Charente 100m away. Shed on site.

## Algemeen

Slaapkamers:	5
Badkamers:	2
Afgewerkte vierkante meter:	177 m <sup>2</sup>
Lot Afmeting:	1349 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Aantal verdiepingen:	1
Orientation:	W

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: <https://youtu.be/Os0H6bWmhN8>

## Contact information

IMLIX ID: IX8.083.080

