



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



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 254,376.93

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Civray
Postcode:	86400
Geplaatst:	06-07-2026
Omschrijving:	

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 Charente
Bedroom 20m² Laminate floor, cupboard
Office / Possible 4th



Bedroom 24m2 Laminate floor

OUTSIDE:

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

Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	152 m ²
Lot Afmeting:	745 m ²
Floor Number:	1

Room details

Total rooms:	6
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Building details

Aantal verdiepingen:	1
Orientation:	S

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://youtu.be/OvDftqgBnCw
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Contact information

IMLIX ID:	IX8.681.658
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