



€201000 - Riverside Property with Attached Barn and Gardens



Agent Info

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Listing details

Property for: Sale
Price: USD 235,778.24

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Civray
Posted: Jun 24, 2025

Description:

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

Common



| | |
|-------------------|------------|
| Bedrooms: | 2 |
| Bathrooms: | 1 |
| Finished sq. ft.: | 137 sq m |
| Lot Size: | 5.297 sq m |

Room details

| | |
|------------------|----------------|
| Total rooms: | 4 |
| Indoor Features: | Fitted kitchen |

Building details

| | |
|--------------------|------|
| Outdoor Amenities: | Pool |
| Number of Floors: | 2 |

Lease terms

Date Available:

Additional information

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

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|-----------|-------------|
| IMLIX ID: | IX7.193.811 |
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