



An Attractive 5 Bedroom House With Garden And A Riverside Plot - €175,500



Agent Info

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since:	
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Specialties:	
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Listing details

Property for:	Sale
Price:	USD 201,777.37

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Civray
ZIP code:	86400
Posted:	Mar 12, 2025

Description:

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 34m2 Flagstone floor, beams, fireplace

Corridor 4m2 Tiled floor

Bathroom 9m2 Tiled floor, WC, sink, bathtub, beams

Bedroom 1 17m2 Tiled floor, beams

Bedroom 2 26m2 Tiled floor (access to upstairs)

Fitted Kitchen 18m2 Tiled floor, beams

Shower Room 9.5m2 Tiled floor, bidet, sink, shower, WC

Bedroom 3 20m2 Tiled floor, cellar below (bedroom ceiling to be painted)

Cellar 19m2 Concrete floor, 2 x hot water tanks. Access to the carport and stairs to the attic

Upstairs :

Mezzanine / Bedroom 4 25m2 Plywood floor, beam (ceiling to be painted), access to the attic too

Bedroom 5 30m2 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.

Common

Bedrooms:	5
Bathrooms:	2
Finished sq. ft.:	177 sq m
Lot Size:	1349 sq m
Floor Number:	1

Room details

Total rooms:	6
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Building details

Number of Floors:	1
Orientation:	W

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.344.868

