



Pretty 4 Bedroomed Cottage Near Civray - €138700



Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
Country:	France
Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 161,733.79

Location

Country:	France
ZIP code:	86400
Posted:	Oct 01, 2025

Description:

Attractive character stone cottage, in a quiet hamlet location, and close to the market town of Civray. The property has 4 double bedrooms and 2 shower rooms, a large barn attached and a pretty courtyard garden which is enclosed and easy to maintain.

All the reception rooms on the ground floor have patio doors onto the courtyard, and the 4th bedroom can be accessed from the barn via a staircase and mezzanine, thus lending itself to separate guest accommodation with further development of the barn (subject to relevant permissions).

The property is spacious enough for a family home, but also ideal as an easy-maintenance holiday home. Heating is by way of a reversible heat exchanger system, for winter heating or summer air-conditioning, although radiators are in place if anyone wanted to install central heating.

In detail, the property comprises :

Ground floor:

Entrance hall/ dining room (11m2): wooden floor, patio doors

Fitted and equipped kitchen (14m2): wooden floor, patio doors

Spacious living room (28m2) with room for a dining-table. Tiled floor, patio doors, fireplace with wood burner.

Shower room (6m2): tiled floor, walk-in shower, WC, washbasin

Utility room (2m2): tiled floor, washbasin

Storage room (9m2): tiled floor and access to the barn

Upstairs :



Landing (8m2): parquet floor
Bedroom 1 (10,6m2): parquet floor
Bedroom 2 (9m2): parquet floor, cupboard
Shower room (3m2): tiled floor, shower, WC, washbasin
Bedroom 3 (20m2): parquet floor, cupboard
Bedroom 4 (22m2): parquet floor
Outside :
-Attached barn (45m2) with space to park a car
-Enclosed garden all on 324m2 with parking area attached
-Rainwater citerne

Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	140 sq m
Lot Size:	324 sq m
Floor Number:	1

Room details

Total rooms:	7
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Building details

Number of Floors:	1
Orientation:	NE

Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.682.797
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