



## Charming Countryside Property with Barn, Swimming Pool and Scenic Views - €123650



### Agent Info

Name: Christophe GUAY  
 Company: Agence TIC Ruffec  
 Name:  
 Country: France  
 Experience since: 1985  
 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 145,101.8

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Civray  
 ZIP code: 86400  
 Posted: Mar 27, 2026

### Description:

Set in a tranquil location, this spacious country home offers the perfect blend of comfort, potential, and rural charm—just a short 5-minute drive from the vibrant market town of Civray. The property features four generously sized bedrooms, including two conveniently located on the ground floor, making it ideal for family living or accommodating guests. A large family kitchen/dining room forms the heart of the home, complemented by a separate, comfortable sitting room for relaxation. A standout feature is the impressive barn of approximately 175m<sup>2</sup>, offering excellent versatility—whether for vehicle storage (up to 5 cars), a camping car, or potential conversion into independent accommodation (subject to permissions). Outside, the home has a substantial garden with beautiful, far-reaching countryside views, creating a peaceful and private setting. The swimming pool, which requires a new liner, is a fantastic asset for summer living and benefits from a heat-exchange pump, used for just one season. Despite its serene surroundings, the property remains conveniently close to local amenities, shops, and markets in nearby Civray.

### GROUND FLOOR:

Kitchen/Dining Room ☐ 24m<sup>2</sup>, tiled floor, wood-burning stove  
 Living Room ☐ 32m<sup>2</sup>, tiled floor, wood-burning stove  
 Bedroom ☐ 16m<sup>2</sup>, tiled floor, built-in cupboard, washbasin  
 Bedroom ☐ 12m<sup>2</sup>, tiled floor, shower, washbasin, built-in cupboard  
 Shower Room ☐ 2m<sup>2</sup>, tiled floor, shower, washbasin  
 WC ☐ 1m<sup>2</sup>, tiled floor  
 Hallway ☐ 4m<sup>2</sup>, tiled floor  
 Utility Room ☐ 20m<sup>2</sup>, tiled floor and a wine store  
 Hallway ☐ 5m<sup>2</sup>



---

## FIRST FLOOR:

Landing 6m<sup>2</sup>, carpet Bedroom 20m<sup>2</sup>, carpet, shower, washbasin, Velux window WC 1m<sup>2</sup>, carpet Bedroom 26m<sup>2</sup>, carpet, shower, washbasin, Velux window Room/Attic 22m<sup>2</sup>, wooden floor

## EXTERIOR:

Garden with lovely views over the countryside Barn 175m<sup>2</sup>, space to park up to 5 cars In-ground swimming pool (liner to be replaced), pool house 42m<sup>2</sup>, tiled (heat pump available to heat the pool)

Total land: 4,306m<sup>2</sup>

## Common

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	149 sq m
Lot Size:	4306 sq m
Floor Number:	1

## Room details

Total rooms:	5
--------------	---

## Building details

Number of Floors:	1
Orientation:	SE

## Lease terms

Date Available:

## Additional information

Virtual tour URL: <https://youtu.be/kYDqE1CwIxo>

## Contact information

IMLIX ID: IX8.286.387

