



Small Town House With Garden And River Frontage - €129,000



Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
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Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Listing details

Property for:	Sale
Price:	USD 149,694.09

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Civray
ZIP code:	86400
Posted:	May 11, 2026

Description:

Two bedroom property situated near the town centre in Civray. This lovely stone properties benefits from a direct access to the Charente river and a lovely walled garden. Civray is a busy market town with all amenities. The property is an ideal lock up and leave/holiday home, it offers best of both world, within walking distance to amenities and a countryfeel with views over the river and neighbouring gardens.

Ground floor:

Entrance in Living Room (25 m2): wood burner beams and exposed stones, window, tiled floor, staircase to first floor.

Kitchen (7 m2): french doors to large south facing terrasse

First floor:

Bedroom (16 m2): window, wooden floor

Shower room (4 m2): tiled floor, wc, shower, hand basin

Second floor:

Bedroom (20 m2): wooden floor, two windows, nice views over river.

Exterior:

Large south facing terrace

Workshop (10 m2), access to outside

Lovely walled garden with direct access to the river where you have a canoe launch pad



Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	66 sq m
Lot Size:	739 sq m
Floor Number:	1

Room details

Total rooms:	3
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Building details

Number of Floors:	1
Orientation:	S

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://youtu.be/LcR32nLLK1M>

Contact information

IMLIX ID: IX8.446.837

