



A Beautiful Stone Home with Truly Breathtaking Views - €223,000



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
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Listing details

Property for:	Sale
Price:	USD 254,376.93

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Civray
ZIP code:	86400
Posted:	Jul 06, 2026

Description:

Enjoy truly spectacular views from this beautiful three-bedroom stone home, where charm, comfort, and light-filled living come together effortlessly.

The bright, airy interior offers spacious and comfortable accommodation, enhanced by a recently installed heat-exchange pump heating system for efficiency and comfort. Presented in excellent condition throughout, the property is ready to move into and enjoy. A large office on the first floor could be used as a fourth bedroom or a convenient lounge space for guests.

Outside, the South-facing garden offers the perfect setting to relax, with both sunny and shaded areas to enjoy throughout the day. An East-facing terrace provides the ideal spot to take in the truly breathtaking panoramic views, creating a wonderful space for morning coffee or evening relaxation.

GROUND FLOOR:

Entrance 12m2 Tiled floor, storage cupboard
Living Room 25m2 Tiled floor, wood stove, patio door to the garden
Kitchen / Dining Room 25m2 Wood floor, door to the garden
Bathroom 7m2 Tiled floor, large shower, hand basin, bathtub
WC/Toilet
Boiler Room / Workshop 20m2 Concrete floor

UPSTAIRS:

Landing 9m2 Carpet, access to Dressing Room 4m2 and Bathroom 7m2 Wood floor, bathtub with shower, hand basin, WC
Bedroom 20m2 Laminate floor, large cupboards
Bedroom 25m2 Wood floor, closets, AMAZING views of the Charente
Bedroom 20m2 Laminate floor, cupboard
Office / Possible 4th



Bedroom 24m2 Laminate floor

OUTSIDE:

Attractive, well-maintained garden with beautiful views of the Charente and the countryside. Terrace with incredible views.

Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	152 sq m
Lot Size:	745 sq m
Floor Number:	1

Room details

Total rooms:	6
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Building details

Number of Floors:	1
Orientation:	S

Lease terms

Date Available:

Additional information

Virtual tour URL:	https://youtu.be/OvDftqgBnCw
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Contact information

IMLIX ID:	IX8.681.658
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