



Isolated Character Home with Two Independent Gites, 5 Acres and Stunning Pool. - €421,000



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
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 485,768.84

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Charroux
ZIP code:	86250
Posted:	Aug 03, 2026

Description:

Just 6kms from the market town of Civray and nestled in a wonderfully peaceful and private setting on approximately five acres of grounds, this exceptional rural property offers an outstanding lifestyle opportunity with a spacious character home, two independent gites, extensive outbuildings and exciting scope for further development. The beautifully presented main house combines authentic charm with modern comfort, benefitting from a recently installed air-to-water heat pump heating system. At its heart is a generous farmhouse kitchen, perfect for family gatherings, alongside a welcoming living room featuring exposed beams and a wood-burning stove. The flexible ground floor also includes a home office or additional bedroom, a guest bedroom with en-suite shower room. Upstairs, there are three further bedrooms, including an impressive master suite with exposed beams and its own shower room, creating comfortable accommodation for family or guests. Completely independent from the main residence, the two established gites provide an excellent income opportunity or accommodation for extended family and friends. "Jasmine" is a spacious three-bedroom cottage offering a large open-plan living area with fitted kitchen and wood-burning stove, two bathrooms, reversible air conditioning, private and covered terraces, and underfloor heating already installed for future connection. "Wisteria" is a charming one-bedroom gite full of character, with exposed stone walls, beams, wood burner, reversible air conditioning and its own private terrace. (Due to retirement the owners have not rented the gites out over the last year). The outdoor spaces are equally impressive. A fabulous 10m x 5m swimming pool forms the centrepiece of the



gardens, complemented by a covered terrace, games room and WC, creating the perfect setting for relaxing or entertaining while enjoying the tranquillity of the surrounding countryside. The impressive collection of outbuildings offers enormous potential for further development (subject to the necessary permissions). These include a substantial 160m² barn with mezzanine, workshops, stables, garages, an open barn and a large former tobacco barn of approximately 150m². In addition, a charming old stone house awaits renovation, offering the possibility of creating a third gite, while another stable with an upper floor presents potential for a fourth holiday cottage. Whether you are seeking a spacious family home, a multi-generational property, or a ready-made tourism business with significant expansion potential, this remarkable country estate offers a rare combination of privacy, character, modern comfort and outstanding commercial possibilities in an idyllic rural setting.

MAIN HOUSE:

(Heating via recent air-to-water heat exchange pump)

Ground Floor:

Kitchen 26m²: Tiled floor, range style cooker
Living room 27m²: Tiled floor, wood burner, exposed beams
Hall 4m²: Tiled floor
Bedroom/office 12m²: Tiled floor, exposed stonework
Corridor 5m²: Tiled floor
Bedroom 17m²: Tiled floor, exposed stonework, reversible heat pump (air con and heat); en-suite shower room (3m²: tiled floor, shower, WC, washbasin, heated towel rail)
Utility room 4m²: Tiled floor, WC, washbasin
Boiler room: Heat exchange pump unit (installed 2021)

First floor: (staircase from hall):

Landing 2m²: Parquet flooring
Bedroom 13m²: Parquet flooring
Bedroom 16m²: Parquet flooring
First floor: (staircase from kitchen):
Master bedroom 33m²: Wooden flooring, exposed beams
Shower room 6m²: Wooden flooring, WC, shower, washbasin, Velux window

GITE NUMBER ONE: "Jasmine"

(Underfloor heating pipes already installed; heat exchange pump not yet connected). Recent sanitation system.

Entrance hall (7m²): Tiled floor
Shower room (6m²): Tiled floor, shower, WC, washbasin, heated towel rail
Living area (35m²): Tiled floor, fitted kitchen area, wood-burning stove, exposed beams
Bedroom (17m²): Tiled floor, with private shower room (4.5m²: tiled floor, shower, WC, washbasin, heated towel rail)

First floor:

Landing (6m²): Laminate flooring
Bedroom (12m²): Laminate flooring, reversible heat pump
Bedroom (10m²): Laminate flooring, reversible heat pump
Bathroom (6m²): Laminate flooring, bathtub, WC, washbasin, heated towel rail
Private terrace and a covered terrace

GITE NUMBER TWO "Wisteria"

Living area (26m²): Kitchen and sleeping area, exposed stone and beams, wood burner, reversible heat pump
Dressing room (4m²): Tiled floor
Shower room (5m²): Tiled floor, shower, WC, washbasin, heated towel rail, Velux window
Private terrace

EXTERIOR:

Swimming pool (10m x 5m), pool house, WC (2m²) with washbasin, large games room, and covered terrace
Adjoining workshop (30m²): Concrete floor; stable (55m²); barn (160m²) with mezzanine
Stable; small old house to renovate with an upper floor (potential to create a third gite)
Two garages (each with space for one car); stable with upper floor (potential to create a fourth gite); adjoining open barn; metal barn formally a tobacco barn (150m²); well. On a total plot size of 20 595m².

Common



Bedrooms:	8
Bathrooms:	6
Finished sq. ft.:	307 sq m
Lot Size:	20595 sq m
Floor Number:	1

Room details

Total rooms:	12
--------------	----

Building details

Number of Floors:	1
Orientation:	S

Lease terms

Date Available:

Additional information

Virtual tour URL:	https://youtu.be/_GTBO8jkA9Q
-------------------	---

Contact information

IMLIX ID:	IX8.792.423
-----------	-------------

