



## €246000 - Majestic Riverside Stone Property On 3 Acres

### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 287,419.46

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Civray
Adicionado:	08/07/2025

#### Informação adicional:

This majestic and rare to the market stone property bordering the river Clain is believed to have been built in the 14th Century with its foundations dating back to the 12th Century.

The riverside property is situated in an elevated position in a quiet hamlet, with fabulous views of its extensive gardens and woodland on just under 3 acres.

The property is made up of 2 wings, one is habitable and the other requires renovation. On the ground floor of the habitable area, a lovely kitchen and dining area with doors to both the front and rear elevations and direct access to the impressive rear terrace overlooking the garden and further river views. A large wood burning stove provides the heating. To the rear of the kitchen there is a bathroom with WC. From the front door the original stone staircase winds to the first floor of the habitable area. Here the living room offers a wood burning stove, high ceilings, exposed beams and leading from it, two bedrooms each with fabulous views. The rest of the property requires renovation work to achieve its full potential and restore the former glory of this rare property locally know as 'Le Vieux Chateau'. Originally, one tower stood proud on the building, but it sadly collapsed during a storm.

The property boasts much of the original stonework, fireplaces and work which has already commenced includes double glazed windows throughout. Attached to the side of the main house is a smaller property which would make an ideally guest cottage or holiday gite let and has its own courtyard and access from the rear to the gardens.



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Whilst maintaining close village links, enjoy the peacefulness of this countryside location, property and gardens in comfort whilst renovating the remaining wing of the property and fulfilling the potential of this historic building. A very rare find in today's market.

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## Ground Floor:

Fitted Kitchen / Dining Room (38 m2) Tiled floor, fireplace, exposed beams, door opening onto the terrace.

Bathroom (7 m2) Tiled floor, bathtub with shower, hand basin, toilet.

Entrance Hall (8 m2) Exposed stone walls, beautiful 14th-century stone staircase.

Separate WC (3.5 m2) With hand basin.

Room to Renovate (52 m2) Earth floor, already excavated, with two installed French doors. Planned as a future living / dining room.

Room to Renovate (37 m2) Concrete floor, stone walls. Planned as a living room.

Room to Renovate (30 m2) Combination of earth floor and flagstones. Intended as a library.

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## Upper Floor:

Landing (5 m2) Flagstone floor.

Living Room (37 m2) Wooden floor, fireplace with wood-burning stove, exposed beams.

Bedroom 1 (12 m2) Wooden floor, beautiful views.

Bedroom 2 (11 m2) Wooden floor, beautiful views.

Room to Renovate (55 m2) Plywood flooring, fireplace, stone walls.

Room to Renovate (41 m2) Plywood flooring, stone walls, skylight, two large windows plus a third smaller one.

Room to Renovate (55 m2) Plywood flooring, stone walls.

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## Exterior:

Small house to renovate with an upper floor and private courtyard.

Lovely terrace and wooded park leading down to the Clain River — a dream spot for fishing enthusiasts, teeming with trout.

Vegetable garden, fruit trees, and garden shed complete this idyllic outdoor setting.

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)



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## Comum

Quartos de dormir:	2
Banheiro:	1
Pés quadrados acabados:	134 m <sup>2</sup>
Tamanho do lote:	11.933 m <sup>2</sup>

## Room details

Total rooms:	10
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Sim
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## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX7.236.572

