



An Attractive 5 Bedroom House With Garden And A Riverside Plot - €168,000



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:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 197,674.28

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Civray
CEP:	86400
Adicionado:	26/01/2026

Informação adicional:

A beautiful exposed stone house offering 5 bedrooms (or 4 bedrooms and an additional living room) with a small house to renovate into a gite. A walled garden in front and a very pretty leisure area nearby and on the edge of the river Charente, ideal for fishing or relaxing. Located in a hamlet just 6km from Civray with all its shops and schools. Fiber-optic internet and mains drainage.

Ground floor :

Living room 34m² Flagstone floor, beams, fireplace

Corridor 4m² Tiled floor

Bathroom 9m² Tiled floor, WC, sink, bathtub, beams

Bedroom 1 17m² Tiled floor, beams

Bedroom 2 26m² Tiled floor (access to upstairs)

Fitted Kitchen 18m² Tiled floor, beams

Shower Room 9.5m² Tiled floor, bidet, sink, shower, WC

Bedroom 3 20m² Tiled floor, cellar below (bedroom ceiling to be painted)

Cellar 19m² Concrete floor, 2 x hot water tanks. Access to the carport and stairs to the attic

Upstairs :

Mezzanine / Bedroom 4 25m² Plywood floor, beam (ceiling to be painted), access to the attic too



Bedroom 5 30m2 Plywood floor, skylight

WC 2.5m2 Tiled floor, sink

Attic with 2 convertible rooms and 2 skylights

Exterior:

Enclosed garden with vehicle access

Old house to restore with its roof in very good condition. A large room of 50m2 with earth floor, fireplace and attic.

A very pretty leisure plot on the edge of the river Charente 100m away. Shed on site.

Comum

Quartos de dormir:	5
Banheiro:	2
Pés quadrados acabados:	177 m ²
Tamanho do lote:	1349 m ²
Floor Number:	1

Room details

Total rooms:	6
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Building details

Número de pisos:	1
Orientation:	W

Lease terms

Date Available:

Informação adicional

Virtual tour URL: <https://youtu.be/Os0H6bWmhN8>

Contact information

IMLIX ID: IX8.083.080

