



## Charming Countryside Property with Barn, Swimming Pool and Scenic Views - €123650



### 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
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Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 145,101.8

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Civray
CEP:	86400
Adicionado:	27/03/2026

### Informação adicional:

Set in a tranquil location, this spacious country home offers the perfect blend of comfort, potential, and rural charm—just a short 5-minute drive from the vibrant market town of Civray. The property features four generously sized bedrooms, including two conveniently located on the ground floor, making it ideal for family living or accommodating guests. A large family kitchen/dining room forms the heart of the home, complemented by a separate, comfortable sitting room for relaxation. A standout feature is the impressive barn of approximately 175m<sup>2</sup>, offering excellent versatility—whether for vehicle storage (up to 5 cars), a camping car, or potential conversion into independent accommodation (subject to permissions). Outside, the home has a substantial garden with beautiful, far-reaching countryside views, creating a peaceful and private setting. The swimming pool, which requires a new liner, is a fantastic asset for summer living and benefits from a heat-exchange pump, used for just one season. Despite its serene surroundings, the property remains conveniently close to local amenities, shops, and markets in nearby Civray.

### GROUND FLOOR:

Kitchen/Dining Room ☐ 24m<sup>2</sup>, tiled floor, wood-burning stove  
Living Room ☐ 32m<sup>2</sup>, tiled floor, wood-burning stove  
Bedroom ☐ 16m<sup>2</sup>, tiled floor, built-in cupboard, washbasin  
Bedroom ☐ 12m<sup>2</sup>, tiled floor, shower, washbasin, built-in cupboard  
Shower Room ☐ 2m<sup>2</sup>, tiled floor, shower, washbasin  
WC ☐ 1m<sup>2</sup>,



tilled floorHallway 4m<sup>2</sup>, tiled floorUtility Room 20m<sup>2</sup>, tiled floor and a wine storeHallway 5m<sup>2</sup>  
FIRST FLOOR:

Landing 6m<sup>2</sup>, carpetBedroom 20m<sup>2</sup>, carpet, shower, washbasin, Velux windowWC 1m<sup>2</sup>,  
carpetBedroom 26m<sup>2</sup>, carpet, shower, washbasin, Velux windowRoom/Attic 22m<sup>2</sup>, wooden floor

EXTERIOR:

Garden with lovely views over the countrysideBarn 175m<sup>2</sup>, space to park up to 5 carsIn-ground  
swimming pool (liner to be replaced), pool house 42m<sup>2</sup>, tiled (heat pump available to heat the pool)

Total land: 4,306m<sup>2</sup>

## Comum

Quartos de dormir:	4
Banheiro:	4
Pés quadrados acabados:	149 m <sup>2</sup>
Tamanho do lote:	4306 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Número de pisos:	1
Orientation:	SE

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://youtu.be/kYDqE1CwIxo>

## Contact information

IMLIX ID: IX8.286.387

