



## Small Town House With Garden And River Frontage - €129,000



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

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 149,694.09

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Civray
CEP:	86400
Adicionado:	11/05/2026

#### Informação adicional:

Two bedroom property situated near the town centre in Civray. This lovely stone properties benefits from a direct access to the Charente river and a lovely walled garden. Civray is a busy market town with all amenities. The property is an ideal lock up and leave/holiday home, it offers best of both world, within walking distance to amenities and a countryfeel with views over the river and neighbouring gardens.

#### Ground floor:

Entrance in Living Room (25 m2): wood burner beams and exposed stones, window, tiled floor, staircase to first floor.

Kitchen (7 m2): french doors to large south facing terrasse

#### First floor:

Bedroom (16 m2): window, wooden floor

Shower room (4 m2): tiled floor, wc, shower, hand basin

#### Second floor:

Bedroom (20 m2): wooden floor, two windows, nice views over river.

#### Exterior:

Large south facing terrace

Workshop (10 m2), access to outside



---

Lovely walled garden with direct access to the river where you have a canoe launch pad

## Comum

Quartos de dormir:	2
Banheiro:	1
Pés quadrados acabados:	66 m <sup>2</sup>
Tamanho do lote:	739 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	3
--------------	---

## Building details

Número de pisos:	1
Orientation:	S

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://youtu.be/LcR32nLLK1M>

## Contact information

IMLIX ID: IX8.446.837

