



€201000 - Riverside Property with Attached Barn and Gardens



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 233,894.83

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Civray
Добавлено:	24.06.2025

Описание:

Beautiful stone house, filled with natural light, offering two bedrooms and additional development potential thanks to the adjoining barn. It features a spacious open-plan living area and a large games room equipped with a pool table, screen, and projector — perfect for creating your own home cinema.

Outside, you'll enjoy a garden with an above-ground pool and land that provides direct access to the Charente River — ideal for fishing enthusiasts.

The house is fully double-glazed and located just 10 minutes from Civray and 6 minutes from Saint-Saviol train station, offering easy connections to Poitiers and Paris. A short 3 minute walk away is a swimming lake, leisure area with excellent bar/restaurant.

A perfect spot to enjoy the peace of the countryside without giving up comfort or connectivity.

First floor:

-Living room (36m2) : parquet flooring, stove, beams, exposed stone, fitted kitchen, projector and screen



-Bathroom (6m²) : tiled floor, bath with shower, WC, washbasin, heated towel rail

-Laundry room (6m²) : tiled floor

-Games room (34m²) : laminated flooring, screen and projector, exposed stone

-Hall (8m²) : laminated flooring, exposed stone

First floor:

-Bedroom 1 (25m²) : parquet flooring, beams,

with 3m² Dressing room

-WC (2m²) : parquet flooring, washbasin, WC (macerator)

-Bedroom 2 (13m²) : parquet flooring, exposed stone

-Landing (4m²) : parquet flooring

Exterior :

-Adjoining barn (42m²) : concrete floor, possibility of extension,

With a 34m² Mezzanine

-Courtyard

-Garden with above-ground pool

-Large garden with access to the Charente river

All on a surface area of 5279m².

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Общие



Спальни:	2
Ванные комнаты:	1
Готовые кв.м.:	137 кв м
Площадь участка:	5.297 кв м

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Outdoor Amenities:	Pool
Количество этажей:	2

Lease terms

Date Available:

Дополнительная информация

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

Contact information

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