



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



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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Детали объявления

Недвижимость:	На продажу
Цена:	USD 197,674.28

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Civray
Почтовый индекс:	86400
Добавлено:	26.01.2026

Описание:

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.

Общие

Спальни:	5
Ванные комнаты:	2
Готовые кв.м.:	177 кв м
Площадь участка:	1349 кв м
Floor Number:	1

Room details

Total rooms:	6
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Building details

Количество этажей:	1
Orientation:	W

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL:	https://youtu.be/Os0H6bWmhN8
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Contact information

IMLIX ID:	IX8.083.080
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