



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



### 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
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 145,101.8

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Civray
Почтовый индекс:	86400
Добавлено:	27.03.2026

#### Описание:

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>, tiled floor  
Hallway ☐ 4m<sup>2</sup>, tiled floor  
Utility Room ☐ 20m<sup>2</sup>, tiled floor and a wine store  
Hallway ☐ 5m<sup>2</sup>



## FIRST FLOOR:

Landing 6m<sup>2</sup>, carpet Bedroom 20m<sup>2</sup>, carpet, shower, washbasin, Velux window WC 1m<sup>2</sup>, carpet Bedroom 26m<sup>2</sup>, carpet, shower, washbasin, Velux window Room/Attic 22m<sup>2</sup>, wooden floor

## EXTERIOR:

Garden with lovely views over the countryside Barn 175m<sup>2</sup>, space to park up to 5 cars In-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>

## Общие

Спальни: 4  
Ванные комнаты: 4  
Готовые кв.м.: 149 кв м  
Площадь участка: 4306 кв м  
Floor Number: 1

## Room details

Total rooms: 5

## Building details

Количество этажей: 1  
Orientation: SE

## Lease terms

Date Available:

## Дополнительная информация

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

## Contact information

IMLIX ID: IX8.286.387

