



A Beautiful Stone Home with Truly Breathtaking Views - €223,000



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
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 254,376.93

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Civray
Почтовый индекс:	86400
Добавлено:	06.07.2026

Описание:

Enjoy truly spectacular views from this beautiful three-bedroom stone home, where charm, comfort, and light-filled living come together effortlessly.

The bright, airy interior offers spacious and comfortable accommodation, enhanced by a recently installed heat-exchange pump heating system for efficiency and comfort. Presented in excellent condition throughout, the property is ready to move into and enjoy. A large office on the first floor could be used as a fourth bedroom or a convenient lounge space for guests.

Outside, the South-facing garden offers the perfect setting to relax, with both sunny and shaded areas to enjoy throughout the day. An East-facing terrace provides the ideal spot to take in the truly breathtaking panoramic views, creating a wonderful space for morning coffee or evening relaxation.

GROUND FLOOR:

Entrance 12m² Tiled floor, storage cupboard
Living Room 25m² Tiled floor, wood stove, patio door to the garden
Kitchen / Dining Room 25m² Wood floor, door to the garden
Bathroom 7m² Tiled floor, large shower, hand basin, bathtub
WC/Toilet
Boiler Room / Workshop 20m² Concrete floor

UPSTAIRS:

Landing 9m² Carpet, access to Dressing Room 4m² and Bathroom 7m² Wood floor, bathtub with shower, hand basin, WC
Bedroom 20m² Laminate floor, large cupboards
Bedroom 25m² Wood floor, closets, AMAZING views of the Charente
Bedroom 20m² Laminate floor, cupboard
Office / Possible 4th



Bedroom 24m2 Laminate floor

OUTSIDE:

Attractive, well-maintained garden with beautiful views of the Charente and the countryside. Terrace with incredible views.

Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	152 кв м
Площадь участка:	745 кв м
Floor Number:	1

Room details

Total rooms:	6
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Building details

Количество этажей:	1
Orientation:	S

Lease terms

Date Available:

Дополнительная информация

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

Contact information

IMLIX ID: IX8.681.658

