



## €201000 - Riverside Property with Attached Barn and Gardens



### Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 237,230.61

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Civray
Yayınlandı:	24.06.2025

### Açıklama:

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

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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

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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.

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## **Genel Bilgiler**



# IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

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Yatak odası:	2
Banyo:	1
Bitmiş metrekare:	137 m2
Arazi Büyüklüğü:	5.297 m2

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Outdoor Amenities:	Pool
Kat Sayısı:	2

## Lease terms

Date Available:

## Ek Bilgiler

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

## Contact information

IMLIX ID: IX7.193.811

