



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



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:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 145,101.8

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Civray
Posta kodu:	86400
Yayınlandı:	27.03.2026
Açıklama:	

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 175m², 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 24m², tiled floor, wood-burning stove
Living Room 32m², tiled floor, wood-burning stove
Bedroom 16m², tiled floor, built-in cupboard, washbasin
Bedroom 12m², tiled floor, shower, washbasin, built-in cupboard
Shower Room 2m², tiled floor, shower, washbasin
WC 1m², tiled floor
Hallway 4m², tiled floor
Utility Room 20m², tiled floor and a wine store
Hallway 5m²



FIRST FLOOR:

Landing 6m2, carpetBedroom 20m2, carpet, shower, washbasin, Velux windowWC 1m2, carpetBedroom 26m2, carpet, shower, washbasin, Velux windowRoom/Attic 22m2, wooden floor

EXTERIOR:

Garden with lovely views over the countrysideBarn 175m2, space to park up to 5 carsIn-ground swimming pool (liner to be replaced), pool house 42m2, tiled (heat pump available to heat the pool)
Total land: 4,306m2

Genel Bilgiler

Yatak odası:	4
Banyo:	4
Bitmiş metrekare:	149 m2
Arazi Büyüklüğü:	4306 m2
Floor Number:	1

Room details

Total rooms:	5
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Building details

Kat Sayısı:	1
Orientation:	SE

Lease terms

Date Available:

Ek Bilgiler

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

Contact information

IMLIX ID: IX8.286.387

