



## 15th Century Stone House on The Charente River in Saint Macoux - €118270

### 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
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Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 137,685.11

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Civray
Posta kodu:	86400
Yayınlandı:	02.06.2026
Açıklama:	

Charming 15th-century stone house for sale on the banks of the Charente in Saint-Macoux.

A rare opportunity to acquire a property full of character, history and potential in a beautiful riverside setting. Among its many original features are the property's defensive windows, which hint at its medieval past. Local tradition suggests the house may once have been used as a place of refuge, lending a remarkable sense of history to the building. In need of renovation, the house offers generous rooms ready to be restored and reimagined, with lovely original features including a magnificent stone fireplace in the first-floor sitting room and original oak flooring. Recent works already completed include new aluminium double glazing, a recent roof, mains drainage connection, and some electrical and plumbing work.

The land, just under 6,000m<sup>2</sup>, borders the Charente yet is non-floodable, with around 1,985m<sup>2</sup> classed as constructible. This opens up interesting possibilities, whether for a main residence, a small campsite, or unique holiday accommodation.

The property is also sold with a 40m<sup>2</sup> mobile home, fully equipped with a kitchen, sitting room, shower room, two bedrooms and a raised terrace.

Ground floor

Sitting room: 38.46m<sup>2</sup>, concrete floor and original fireplace  
Shower room / utility room: 26.76m<sup>2</sup>  
Kitchen / living room: 41.77m<sup>2</sup>, with large French doors opening onto the land sloping gently towards the



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

CharenteMezzanine bedroom: 17.36m<sup>2</sup>

First floor

Sitting room: 41m<sup>2</sup>, stone fireplace and original oak flooringBedroom 2: 23.11m<sup>2</sup>, original oak flooringConvertible attic: 23.11m<sup>2</sup>Attic: 41m<sup>2</sup>

Outside

Animal shelterLand of 5,949m<sup>2</sup>, including around 1,985m<sup>2</sup> constructible

## Genel Bilgiler

Yatak odası:	2
Bitmiş metrekare:	185 m <sup>2</sup>
Arazi Büyüklüğü:	5949 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Kat Sayısı:	1
Orientation:	SW

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/MvCq9yPGu7I>

