



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## Pretty Cottage in a Quiet Setting

### معلومات الوكيل

اسم: David Evans  
اسم الشركة: Cle France Ltd  
بلد: United Kingdom  
Experience since:  
نوع الخدمة: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
هاتف: +44 (1440) 820-358  
Languages: English, French  
موقع الكتروني: <https://clefrance.co.uk>



### تفاصيل الاعلان

تخفيض السعر  
EUR 159,500

عقار لل:  
السعر:

### موقع

بلد: France  
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
مدينة: Civray  
الرمز البريدي: 86400  
نشر: 30/10/2023  
وصف:

Attractive character stone cottage, in a quiet hamlet location, and close to the market town of Civray. The property has 4 double bedrooms and 2 shower rooms, a large barn attached and a pretty courtyard garden which is enclosed and easy to maintain.

All the reception rooms on the ground floor have patio doors onto the courtyard, and the 4th bedroom can be accessed from the barn via a staircase and mezzanine, thus lending itself to separate guest accommodation with further development of the barn (subject to relevant permissions).

The property is spacious enough for a family home, but also ideal as an easy-maintenance holiday home.

Heating is by way of a reversible heat exchanger system, for winter heating or summer air-conditioning, although radiators are in place if anyone wanted to install central heating.

- Ground floor:

Entrance hall/ dining room (11m2): wooden floor, patio doors

Fitted and equipped kitchen (14m2): wooden floor, patio doors

Spacious living room (28m2) with room for a dining-table. Tiled floor, patio doors, fireplace with wood burner.



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Shower room (6m2): tiled floor, walk-in shower, WC, washbasin  
Utility room (2m2): tiled floor, washbasin  
Storage room (9m2): tiled floor and access to the barn

- Upstairs :

Landing (8m2): parquet floor  
Bedroom 1 (10,6m2): parquet floor  
Bedroom 2 (9m2): parquet floor, cupboard  
Shower room (3m2): tiled floor, shower, WC, washbasin  
Bedroom 3 (20m2): parquet floor, cupboard  
Bedroom 4 (22m2): parquet floor

- Outside :

Attached barn (45m2) with space to park a car  
Enclosed garden all on 324m2 with parking area attached  
Rainwater citerne.

The Vienne department is in the region of Poitou-Charentes. The name of the department comes from the Vienne River and the area benefits from an interesting location that is not far from the Atlantic but also close to the centre of France.

Poitiers is the main town of the French department, with its massive theme park attraction.

The countryside is made up of rolling hills and the climate is mild, similar to the Aquitaine which is considered one of the best climates in France, with mild summers and soft winters. The proximity of the sea and the mild climate play a major role in the wine growing industry.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard



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commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## مشارك

4  
2  
324 م

غرف نوم:  
الحمامات:  
حجم كبير:

## Utility details

نعم فعلا

Heating:

## Lease terms

Date Available:

## Contact information

IX5.063.176

IMLIX ID:

