



## 5-Bedroom Family House with Large Enclosed Garden - €143,000



### Agenten-Info

|                         |                                                             |
|-------------------------|-------------------------------------------------------------|
| Name:                   | Christophe GUAY                                             |
| Name der Firma:         | Agence TIC Ruffec                                           |
| Land:                   | Frankreich                                                  |
| Erfahrung seit:         | 1985                                                        |
| Art der Dienstleistung: | Immobilien verkaufen                                        |
| Spezialgebiete:         |                                                             |
| Art der Immobilie:      | Wohnungen, Häuser                                           |
| Telefon:                | +33 (545) 710-046                                           |
| Sprachen:               | French                                                      |
| Webseite:               | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 165,939.96 |

#### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Civray             |
| Postleitzahl:         | 86400              |
| Veröffentlicht:       | 15.04.2025         |

#### Beschreibung:

Located in a charming village 9 minutes from Civray, this spacious family home offers 5 bedrooms, including one on the ground floor with a bathroom next to it, ideal for single-level living. It also features a large enclosed garden, perfect for children or pets, newly installed double-glazed windows in 2024, and is connected to mains drains. A peaceful and charming setting, perfect for a family seeking space and tranquility.

#### Ground floor

- Entrance hall (1.42m<sup>2</sup>): tiled floor
- Living room (24.66m<sup>2</sup>): tiled floor, wood burning stove, stone
- Hallway (3.35m<sup>2</sup>): tiled floor
- Shower room (5.18m<sup>2</sup>): tiled floor, shower, washbasin, heated towel rail
- Dining room / Bedroom (10.22m<sup>2</sup>): parquet flooring
- Cellar (10.76m<sup>2</sup>): concrete floor, cupboard
- Kitchen (10.95m<sup>2</sup>): tiled, fitted (except fridge)
- WC (1.01m<sup>2</sup>): tiled floor, washbasin
- Room to finish renovating (38m<sup>2</sup>), former garage: oil tank, boiler 2021
- 2 storage rooms



## First floor

- Landing (6.85m<sup>2</sup>): parquet flooring
- Bedroom (14.05m<sup>2</sup>): parquet flooring
- Bedroom with en-suite shower room (24.46m<sup>2</sup>): parquet floor, shower, washbasin, WC
- Bedroom (9.38m<sup>2</sup>): parquet floor, wardrobe
- Bedroom (9.18m<sup>2</sup>): parquet floor, wardrobe
- Dressing room (2.37m<sup>2</sup>): parquet floor, cupboard
- WC (1.04m<sup>2</sup>): parquet floor

## Outside

- Covered terrace facing east
- Courtyard
- Terrace
- Enclosed garden with 2 gates for vehicle access
- Breeze Block workshop with electricity
- All on a surface of 1300m<sup>2</sup>

## Allgemein

|                          |                     |
|--------------------------|---------------------|
| Schlafzimmer:            | 5                   |
| Badezimmer:              | 2                   |
| Fertige m <sup>2</sup> : | 135 m <sup>2</sup>  |
| Grundstücksgröße:        | 1300 m <sup>2</sup> |
| Stockwerk Nummer:        | 1                   |

## Zimmerdetails

|                   |   |
|-------------------|---|
| Zimmer insgesamt: | 6 |
|-------------------|---|

## Gebäudedetails

|                |   |
|----------------|---|
| Anzahl Etagen: | 1 |
| Ausrichtung:   | W |

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                          |                                                   |
|--------------------------|---------------------------------------------------|
| URL der virtuellen Tour: | <a href="https://youtu.be/">https://youtu.be/</a> |
|--------------------------|---------------------------------------------------|

## Kontaktinformation

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.344.844 |
|-----------|-------------|



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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