



Charming Single-Storey House with Basement in Civray, with Garden and Beautiful View - €86,000



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:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 99,423.26

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Civray
Postleitzahl:	86400
Veröffentlicht:	19.02.2026

Beschreibung:

Exclusive to TIC, discover this charming single-storey detached house, ideally located in Civray, within walking distance of all amenities: shops, schools, lycee, restaurants, pharmacy, bakeries, hair salons, beauty institutes, newsagents, jewelry store, organic shop, and more.

Tucked away in a quiet cul-de-sac, the property enjoys lovely open views and a peaceful setting. The house features double glazing, electric heating, and a wood-burning stove, perfect for cosy days and evenings.

Accessed through a gate, the property offers a private parking area, as well as a basement garage and a workshop, ideal for DIY enthusiasts or additional storage.

The south-facing garden offering lovely views, planted with well-established fruit trees, provides a delightful outdoor space to relax and enjoy sunny summer days.

Possibility to purchase with furniture.

Ground floor:

- Entrance hall (1m²): laminate flooring
- Kitchen (15m²): laminate flooring, fully equipped
- Bathroom (3.5m²): laminate flooring, washbasin, bathtub
- WC (1m²): laminate flooring



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- Living room (18m²): parquet flooring, wood burner
 - Bedroom 1 (9m²): wooden flooring, cupboard
 - Bedroom 2 (11m²): wooden flooring
 - Attic x 2
 - Basement:
 - Garage: concrete, space for 1 car, and workshop
 - Outside:
 - Shed
 - Fruit trees
 - Enclosed garden with beautiful views
- All on a plot of 1,181m²

Allgemein

Schlafzimmer:	2
Badezimmer:	1
Fertige m ² :	59 m ²
Grundstücksgröße:	1181 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	3
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	N

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/YZQCsjLNKMo>

Kontaktinformation

IMLIX ID: IX8.195.043

