



Well Kept 3 Bedroom Property in a No Through Road in Civray 86400 - €105375

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 122,673.28

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Civray
Postleitzahl:	86400
Veröffentlicht:	02.06.2026

Beschreibung:

A comfortable and bright 3-bedroom town property in Civray 86400. The property is in excellent condition throughout and has a lovely low-maintenance fenced garden offer sun or shade and privacy. Double glazed and with a recently fitted kitchen as well as an update on all the electrics by a local tradesman. Being set in a no-through road and a short walk to all commerce and education establishments make it a perfect retirement home, a lock-up and leave holiday property or main residence. There would also be the option of buying the property furnished. All on a total plot of 408m².

Upstairs:

Entrance Hall 3m² Tiled floor
Sitting Room 19m² Laminate floor, recent wood-pellet burner (programable and with an option of Wi-Fi connection to control remotely).
Fitted Kitchen 12m² Tiled floor, recently fitted with a mobile island
Bedroom 10.5m² Parquet floor, wardrobe
Bedroom 11m² Parquet floor, wardrobe
Shower Room 4m² Lino floor, WC, hand basin, shower
Corridor 2m² Parquet floor
WC 2m² Tiled floor, hand basin, space to create a second shower room

Basement (with good head height):

Bedroom 11.5 Lino floor
WC 1m² Lino floor
Corridor 3m² Lino floor, direct access from outside or internally
Large garage/workshop/laundry room 50m² Concrete floor, double sink, recently installed hot water tank and space for 1 car



Outside:

Private and fenced garden, second garage for one car, space to park one car off the road, polytunnel.
Several areas for dining and relaxing depending on sun and shade preference.

Total plot size of 408m²

Gebaut: 1964

Allgemein

Schlafzimmer: 3
Badezimmer: 1
Fertige m²: 79 m²
Grundstücksgröße: 408 m²
Stockwerk Nummer: 1

Zimmerdetails

Zimmer insgesamt: 4

Gebäudedetails

Anzahl Etagen: 1
Ausrichtung: W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/hiweSMSA4Pg>

