



€149950 - Delightful Riverside Property Offering 3 Bedrooms And Just 2kms From All Commerce



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 176,572.04

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Civray
Δημοσιεύθηκε:	01/07/2025

Περιγραφή:

Someone once said "Location, location, location"! Was it perhaps in relation to this 3 bedroom property offering river frontage and being set in a peaceful no-through road location near Civray?

The bright and well maintained living accomodation is found above a large basement area. This enhances the appealing views across the well maintained gardens which lead down to the river Charente. The 3 bedrooms offer space for guests and the family with the master bedroom having its on private shower room with WC.

The house benefits from oil-fired central heating, as well as a fireplace in the living room, the septic tank was installed around 5 years ago and it is located in a quiet hamlet, only 2 km from all amenities.

Basement of 87m2



Upstairs

- Entrance/hallway (8m²): tiled floor
- Fitted kitchen (10m²): tiled floor
- Living room (25m²): linoleum, wood burner, 2 windows with views down to the river
- Bedroom 1 (9m²): linoleum, with views down to the river
- Bedroom 2 (10m²): linoleum, with views down to the river
- Bedroom 3 (10m²) tiled floor, wardrobe, with en-suite shower room (2m²); tiled floor, shower, WC, washbasin
- Bathroom (5m²): tiled floor, washbasin, WC, bath with shower

Outside

- Gardens leading down to the river Charente with around 27m of river frontage
-

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Κατασκευάστηκε: 1970

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	82 τ.μ
Μέγεθος αυλής:	1.498 τ.μ

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Utility details

Heating:	Ναί
----------	-----

Building details

Αριθμός ορόφων:	1
-----------------	---



IMLIX

IMLIX αγορά ακινήτων
<https://www.imlix.com/el/>

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX7.210.436

