



## €159500 - Spacious 5 Bedroomed Townhouse, Close to 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 186,283.93

### Τοποθεσία

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

### Περιγραφή:

Spacious, bright townhouse situated very close to all the commerce in Civray.

With 5 bedrooms and 3 bathrooms, the accommodation is flexible and would suit a family, with additional room for guests, and potentially therefore could also be suitable for B&B.

There is a newly created courtyard/garden to the rear, with a covered terrace and storage area, and the house benefits from an oil central heating system mains drainage.

In detail it comprises :-

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### Ground floor:

- Entrance hall (6m2): Flagstone floor
- Fitted dining-kitchen (27m2). Tiled floor. Door to the courtyard and access to the cellar



- Lounge (23m<sup>2</sup>). Wooden floor. Chimney with an insert wood burner.
- Utility room (11m<sup>2</sup>) Sink, boiler and door to the courtyard.

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## First floor:

- Landing (2.5m<sup>2</sup>): Wooden floor. Staircase to the 2nd floor
- Bedroom 1 (13m<sup>2</sup>): Wooden floor.
- Bedroom 2 (25m<sup>2</sup>): Wooden floor. En-suite shower room (4m<sup>2</sup>): Wooden floor. Shower, sink, wc and heated towel-rail
- Bathroom (4m<sup>2</sup>): Wooden floor, bath, sink, WC.
- Corridor (4.5m) leading to :
- Bedroom 3 (12m<sup>2</sup>): Wooden floor.

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## Second floor:

- Landing/sitting area (21m<sup>2</sup>) Velux window. Door to the bathroom
- Bedroom 4 (17m<sup>2</sup>) Wooden floor
- Bedroom 5 (14m<sup>2</sup>) Wooden floor. Door to the bathroom
- Bathroom (10.5m<sup>2</sup>) Wooden floor. Bath, handbasin and wc

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## Outside:

- South west facing pretty courtyard/garden at the back, with a barbecue area.

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)



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## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	185 τ.μ
Μέγεθος αυλής:	183 τ.μ

## Room details

Total rooms:	7
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## Utility details

Heating:	Ναί
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## Building details

Αριθμός ορόφων:	3
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX7.210.437
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