



## 5-Bedroom Family House with Large Enclosed Garden - €175,500



### 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
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Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 206,201.59

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Civray
Ταχυδρομικός κωδικός:	86400
Δημοσιεύθηκε:	15/04/2025
Περιγραφή:	

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 (1.42m2): tiled floor
- Living room (24.66m2): tiled floor, wood burning stove, stone
- Hallway (3.35m2): tiled floor
- Shower room (5.18m2): tiled floor, shower, washbasin, heated towel rail
- Dining room / Bedroom (10.22m2): parquet flooring
- Cellar (10.76m2): concrete floor, cupboard
- Kitchen (10.95m2): tiled, fitted (except fridge)
- WC (1.01m2): tiled floor, washbasin
- Room to finish renovating (38m2), 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>

## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	135 τ.μ
Μέγεθος αυλής:	1300 τ.μ
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Αριθμός ορόφων:	1
Orientation:	W

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL:	<a href="https://youtu.be/">https://youtu.be/</a>
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## Contact information

IMLIX ID:	IX7.344.844
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