



€170200 - Pretty town house with beautiful garden and lovely views



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 170,200

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Civray
Publicado:	13/01/2024

Descripción:

Two-bedroom town house with lovely garden planted with fruit trees. The attic is convertible, with room for 2 bedrooms (double glazing already in place). The house benefits from reversible heat pump central heating, as well as a wood-burning stove in the living room. It is connected to the mains drains and has double-glazed windows. A basement with a garage could be used to convert certain rooms into an independent studio flat. The house is a five-minute walk from Civray town centre, so it is close to all amenities, schools, bars/restaurants and other leisure activities.

Basement

- Room (28m2): concrete floor, sink
- Garage (22m2): concrete floor , electric door
- Storage room (5m2): concrete floor, new water heater



Garden Level

Living room (38m2): parquet flooring, fitted kitchen, wood-burning stove

-Bedroom 1 (15m2): parquet flooring

-Bedroom 2 (13m2): parquet flooring

-Shower room (12m2): tiled floor, WC, washbasin, walk-in shower

-Veranda (10m2): tiled floor, (not heated, but electric plug for a radiator if required)

1st floor

-Convertible attic of 50m2 with two PVC windows and an electric shutter on the road side. Possibility of making two additional bedrooms. Air conditioning ready to connect.

Outside

-Terrace

-Enclosed sloping garden

-15m2 breeze-block shed with electricity

-Beautiful views

-Orchard (peach, apple, walnut, kiwi, chestnut and fig trees)

-Vines

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

Fabricado: 1948

Común

Dormitorios: 2



Baños:	1
Pies cuadrados terminados:	73 m2
Tamaño del lote:	1.425 m2

Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

Utility details

Heating:	Sí
----------	----

Building details

Número de plantas:	2
--------------------	---

Lease terms

Date Available:

Información adicional

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
-------------------	---

Contact information

IMLIX ID:	IX5.393.659
-----------	-------------

