



Charming Single-Storey House with Basement in Civray, with Garden and Beautiful View - €86,000



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia 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:	USD 99,370.7

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Civray
Código postal:	86400
Publicado:	19/02/2026

Descripción:

Exclusive to TIC, discover this charming single-storey detached house, ideally located in Civray, within walking distance of all amenities: shops, schools, lycee, restaurants, pharmacy, bakeries, hair salons, beauty institutes, newsagents, jewelry store, organic shop, and more.

Tucked away in a quiet cul-de-sac, the property enjoys lovely open views and a peaceful setting. The house features double glazing, electric heating, and a wood-burning stove, perfect for cosy days and evenings.

Accessed through a gate, the property offers a private parking area, as well as a basement garage and a workshop, ideal for DIY enthusiasts or additional storage.

The south-facing garden offering lovely views, planted with well-established fruit trees, provides a delightful outdoor space to relax and enjoy sunny summer days.

Possibility to purchase with furniture.

Ground floor:

- Entrance hall (1m2): laminate flooring
- Kitchen (15m2): laminate flooring, fully equipped
- Bathroom (3.5m2): laminate flooring, washbasin, bathtub
- WC (1m2): laminate flooring



-Living room (18m2): parquet flooring, wood burner

-Bedroom 1 (9m2): wooden flooring, cupboard

-Bedroom 2 (11m2): wooden flooring

Attic x 2

Basement:

-Garage: concrete, space for 1 car, and workshop

Outside:

-Shed

-Fruit trees

-Enclosed garden with beautiful views

All on a plot of 1,181m2

Común

Dormitorios: 2

Baños: 1

Pies cuadrados terminados: 59 m2

Tamaño del lote: 1181 m2

Floor Number: 1

Room details

Total rooms: 3

Building details

Número de plantas: 1

Orientation: N

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/YZQCsjLNKMo>

Contact information

IMLIX ID: IX8.195.043

