



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



### Information de l'agent

Nom:	Christophe GUAY
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Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 195,786.25

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Soumis:	13/01/2024

#### Description:

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



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## 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)

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## 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.

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## Outside

-Terrace

-Enclosed sloping garden

-15m2 breeze-block shed with electricity

-Beautiful views

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

-Vines

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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)

Année: 1948

## Commun

Chambres: 2



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Salle de bains:	1
Pied carré fini:	73 m <sup>2</sup>
Dimesions du lot:	1.425 m <sup>2</sup>

## Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Oui
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## Building details

Nombre de pieds carrés:	2
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## Lease terms

Date Available:

## Information additionnelle

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:	IX5.393.659
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