



€149950 - Delightful Riverside Property Offering 3 Bedrooms And Just 2kms From All Commerce



Information de l'agent

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Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 176,572.04

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Soumis:	01/07/2025

Description:

Someone once said "Location, location, location"! Was it perhaps in relation to this 3 bedroom property offering river frontage and being set in a peaceful no-through road location near Civray?

The bright and well maintained living accomodation is found above a large basement area. This enhances the appealing views across the well maintained gardens which lead down to the river Charente. The 3 bedrooms offer space for guests and the family with the master bedroom having its on private shower room with WC.

The house benefits from oil-fired central heating, as well as a fireplace in the living room, the septic tank was installed around 5 years ago and it is located in a quiet hamlet, only 2 km from all amenities.

Basement of 87m2



Upstairs

- Entrance/hallway (8m2): tiled floor
- Fitted kitchen (10m2): tiled floor
- Living room (25m2): linoleum, wood burner, 2 windows with views down to the river
- Bedroom 1 (9m2): linoleum, with views down to the river
- Bedroom 2 (10m2): linoleum, with views down to the river
- Bedroom 3 (10m2) tiled floor, wardrobe, with en-suite shower room (2m2); tiled floor, shower, WC, washbasin
- Bathroom (5m2): tiled floor, washbasin, WC, bath with shower

Outside

- Gardens leading down to the river Charente with around 27m of river frontage
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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Année: 1970

Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	82 m ²
Dimesions du lot:	1.498 m ²

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Utility details

Heating:	Oui
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Building details

Nombre de pieds carrés:	1
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Lease terms

Date Available:

Information additionnelle

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

Contact information

IMLIX ID: IX7.210.436

