



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



Information de l'agent

Nom:	Christophe GUAY
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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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 175,500

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Indicatif régional:	86400
Soumis:	15/04/2025

Description:

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 (6.85m2): parquet flooring

-Bedroom (14.05m2): parquet flooring

Bedroom with en-suite shower room (24.46m2): parquet floor, shower, washbasin, WC

-Bedroom (9.38m2): parquet floor, wardrobe

-Bedroom (9.18m2): parquet floor, wardrobe

-Dressing room (2.37m2): parquet floor, cupboard

-WC (1.04m2): 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 1300m2

Commun

Chambres: 5

Salle de bains: 2

Pied carré fini: 135 m²

Dimesions du lot: 1300 m²

Floor Number: 1

Room details

Total rooms: 6

Building details

Nombre de pieds carrés: 1

Orientation: W

Lease terms

Date Available:

Information additionnelle

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

Contact information

IMLIX ID: IX7.344.844



IMLIX

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