



## 2 Bedroom Village House With Basement 10 Minutes From Civray - €134400



### Information de l'agent

Nom:	Christophe GUAY
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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:	USD 157,556.83

#### Location

Pays:	France
Indicatif régional:	86250
Soumis:	02/09/2025

#### Description:

Located in a peaceful setting, this well-maintained village house offers 2 bedrooms, a large basement, and a garden with lovely views. You will appreciate the comfort of oil-fired central heating and reversible air conditioning in all rooms, ideal for all seasons. Outside, enjoy a recently installed wonderful, covered wooden terrace with a spa, perfect for relaxing while admiring the landscape.

In detail, it comprises upstairs:

- Living room (29m<sup>2</sup>): parquet flooring, French windows opening onto the terrace, large window, wood stove, cupboards
- Entrance hall (2.5m<sup>2</sup>): tiled floor
- Fitted kitchen (10m<sup>2</sup>): tiled floor
- WC (1m<sup>2</sup>): (macerator toilet) tiled floor, washbasin
- Shower room (8m<sup>2</sup>): linoleum flooring, shower, washbasin, toilet, small window
- Bedroom 1 (14m<sup>2</sup>): linoleum flooring on wooden floor, cupboards, window
- Bedroom 2 (12m<sup>2</sup>): linoleum flooring on wooden floor, cupboards, window
- Hallway (4.5m<sup>2</sup>): wooden floor

And in the basement (90m<sup>2</sup>) on the ground floor level:

- Large garage: space for two cars
- Laundry area
- Boiler room (with boiler for hot water and heating)



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## Outside:

- Covered wooden terrace with hot tub and lovely views
- Workshop (25m2): concrete floor, 3 windows, French window
- Shed (30m2): space for one car
- Garden

All on a 1255m2 plot

## Commun

Chambres:	2
Salle de bains:	1

## Room details

Total rooms:	3
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.495.477
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