



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



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience 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 99,370.7

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Indicatif régional:	86400
Soumis:	19/02/2026

Description:

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

Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	59 m ²
Dimesions du lot:	1181 m ²
Floor Number:	1

Room details

Total rooms:	3
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Building details

Nombre de pieds carrés:	1
Orientation:	N

Lease terms

Date Available:

Information additionnelle

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

Contact information

IMLIX ID: IX8.195.043

