



## Exclusive 3-Bedroom Property on 2,135 m2 Near Civray 86400 - €129,000



### Information de l'agent

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Type de service:	Selling a Property
Specialties:	
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 151,379.96

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Indicatif régional:	86400
Soumis:	24/04/2026

#### Description:

Located just 3 km from Civray, with all shops, schools, and amenities nearby, this charming house offers a peaceful setting with a large garden.

Already benefiting from double glazing, a fitted kitchen, and oil-fired central heating, the property provides a spacious and comfortable living area, including 3 bedrooms and a large landing/office space upstairs.

A lovely terrace adjoining the living room is perfect for enjoying outdoor meals during the summer months.

#### Ground Floor:

Entrance: 6 m2 (tiled floor) Living room: 30 m2 (tiled floor, exposed beams, fireplace insert, French doors opening onto the terrace) Fitted kitchen / Dining room: 27 m2 (tiled floor) Hall: 8 m2 (carpet) Utility room: 7 m2 (tiled floor, access to terrace) WC: 2 m2 (tiled floor)

#### First Floor:

Landing / Office: 22 m2 (carpet, skylight) Bedroom: 11 m2 (laminated flooring) Bedroom: 11 m2 (laminated flooring) Bedroom: 13 m2 (laminated flooring, built-in wardrobe) Shower room: 6 m2 (tiled floor, washbasin, shower, WC, storage cupboard)

#### Exterior:



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Covered terraceGardenCourtyardGarageBoiler roomWorkshopSet on a plot of 2,135 m2

## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	139 m <sup>2</sup>
Dimesions du lot:	2135 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Nombre de pieds carrés:	1
Orientation:	SW

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/AW3yJGvWVEg>

## Contact information

IMLIX ID: IX8.409.152

