



Well Kept 3 Bedroom Property in a No Through Road in Civray 86400 - €105375

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
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 122,673.28

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Indicatif régional:	86400
Soumis:	02/06/2026

Description:

A comfortable and bright 3-bedroom town property in Civray 86400. The property is in excellent condition throughout and has a lovely low-maintenance fenced garden offer sun or shade and privacy. Double glazed and with a recently fitted kitchen as well as an update on all the electrics by a local tradesman. Being set in a no-through road and a short walk to all commerce and education establishments make it a perfect retirement home, a lock-up and leave holiday property or main residence. There would also be the option of buying the property furnished. All on a total plot of 408m2.

Upstairs:

Entrance Hall 3m2 Tiled floor
Sitting Room 19m2 Laminate floor, recent wood-pellet burner (programable and with an option of Wi-Fi connection to control remotely).
Fitted Kitchen 12m2 Tiled floor, recently fitted with a mobile island
Bedroom 10.5m2 Parquet floor, wardrobe
Bedroom 11m2 Parquet floor, wardrobe
Shower Room 4m2 Lino floor, WC, hand basin, shower
Corridor 2m2 Parquet floor
WC 2m2 Tiled floor, hand basin, space to create a second shower room

Basement (with good head height):

Bedroom 11.5 Lino floor
WC 1m2 Lino floor
Corridor 3m2 Lino floor, direct access from outside or internally
Large garage/workshop/laundry room 50m2 Concrete floor, double sink, recently installed hot water tank and space for 1 car



Outside:

Private and fenced garden, second garage for one car, space to park one car off the road, polytunnel.
Several areas for dining and relaxing depending on sun and shade preference.

Total plot size of 408m²

Année: 1964

Commun

Chambres: 3

Salle de bains: 1

Pied carré fini: 79 m²

Dimesions du lot: 408 m²

Floor Number: 1

Room details

Total rooms: 4

Building details

Nombre de pieds carrés: 1

Orientation: W

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://youtu.be/hiweSMSA4Pg>

