



## Stunning Bourgeoise Town House, Stunning Interiors



### Ügynök információ

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Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 789,000

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Civray
Irányítószám:	86400
Feladta:	2023. 09. 21.
Leírás:	

Have you watched the video? - Magnificent bourgeois house renovated with taste at the water's edge in the centre of Civray. Superb opportunity for a hotel or bed and breakfast activity comprising 9 bedrooms; one on the ground floor, games room, sauna, swimming pool and large grounds with fish keep and private access to the Charente.

- Ground floor:

Entrance: 36.15m<sup>2</sup>, stone slabs, doors on the street and garden side

Room: 6.56m<sup>2</sup>, tiled floor, cupboards and water softener

Room: 11.18m<sup>2</sup>, tiled floor Bedroom 1: 12.12m<sup>2</sup>, tiled floor, shower area, WC and sink WC: 2.5m<sup>2</sup>, tiled floor

Small living room/library: 30m<sup>2</sup>, wooden floor, fireplace

Living room: 60.10m<sup>2</sup>, stone flags, stone fireplace

Fitted kitchen: 19.59m<sup>2</sup>, wood burning stove

Rear Kitchen: 19.35m<sup>2</sup>, tiled floor, cupboards, water heater, oil boiler, sink

Room with Sauna: 17.87m<sup>2</sup>, tiled floor

Shower room: 3.58m<sup>2</sup>, tiled floor

Garage: 39.79m<sup>2</sup>, concrete floor



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Pool Technical Room: 12.87m<sup>2</sup>

Cellar: 79.05m<sup>2</sup>

- 1st floor:

Landing: 36.15m<sup>2</sup>

Bedroom 2: 16.47m<sup>2</sup>, wooden floor Corridor: 2.57m<sup>2</sup>, tiled floor WC: 2m<sup>2</sup>

Bathroom: 9.8m<sup>2</sup>, bath, shower Bedroom 3: 28.93m<sup>2</sup>, wooden floor

Bedroom 4: 22.78m<sup>2</sup>, wooden floor Corridor: 2.57m<sup>2</sup>, tiled floor

Bathroom: 4.82m<sup>2</sup>

Bedroom 5: 27.6m<sup>2</sup>

Shower room: 2.53m<sup>2</sup>

Living room: 30.48m<sup>2</sup>, wooden floor

Games room: 52.48m<sup>2</sup>, wooden floor

Landing: 6.8m<sup>2</sup> carpet, stairs to rear kitchen

- 2nd Floor:

Landing: 35.15m<sup>2</sup>, wooden floor

Bedroom 6: 24.5m<sup>2</sup>, wooden floor

Corridor: 2.5m<sup>2</sup>, vinyl

Bathroom: 10.8m<sup>2</sup>, vinyl

Bedroom 7: 22.3m<sup>2</sup>, wooden floor

Corridor: 3.9m<sup>2</sup>,

Bedroom 8: 16.7m<sup>2</sup>, wooden floor

Bathroom: 10.2m<sup>2</sup>, tiled floor, bath, shower WC: 1.5m<sup>2</sup>, tiled floor

Bedroom 9: 26.4m<sup>2</sup>, wooden floor

- 3rd floor:

Landing: 36.15m<sup>2</sup>

Cupboard

2 Rooms to Renovate of 120m<sup>2</sup> in total

- Outside:

Above ground pool

Covered terrace

Courtyard with parking for 4 cars

Large plot of 2130M<sup>2</sup> with fish keep and river access

Mains drainage, slate roof

The Vienne department is in the region of Poitou-Charentes. The name of the department comes from the Vienne River and the area benefits from an interesting location that is not far from the Atlantic but also close to the centre of France.

Poitiers is the main town of the French department, with its massive theme park attraction.

The countryside is made up of rolling hills and the climate is mild, similar to the Aquitaine which is



considered one of the best climates in France, with mild summers and soft winters. The proximity of the sea and the mild climate play a major role in the wine growing industry.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Gyakori

Hálósobák:	9
Fürdőszobák:	6
Telekméret:	2130 nm

## Room details

Indoor Features:	Fitted kitchen
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## További információ

Virtual tour URL:	<a href="https://www.youtube.com/embed/vxaWGrslONA">https://www.youtube.com/embed/vxaWGrslONA</a>
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## Contact information

IMLIX ID:	IX4.908.426
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# IMLIX

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