



## An Attractive 5 Bedroom House With Garden And A Riverside Plot - €175,500



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 205,738.27

### Elhelyezkedés

Ország:	France
Irányítószám:	86400
Feladta:	2025. 03. 12.
Leírás:	

A beautiful exposed stone house offering 5 bedrooms (or 4 bedrooms and an additional living room) with a small house to renovate into a gite. A walled garden in front and a very pretty leisure area nearby and on the edge of the river Charente, ideal for fishing or relaxing. Located in a hamlet just 6km from Civray with all its shops and schools. Fiber-optic internet and mains drainage.

#### Ground floor :

Living room 34m2 Flagstone floor, beams, fireplace

Corridor 4m2 Tiled floor

Bathroom 9m2 Tiled floor, WC, sink, bathtub, beams

Bedroom 1 17m2 Tiled floor, beams

Bedroom 2 26m2 Tiled floor (access to upstairs)

Fitted Kitchen 18m2 Tiled floor, beams

Shower Room 9.5m2 Tiled floor, bidet, sink, shower, WC

Bedroom 3 20m2 Tiled floor, cellar below (bedroom ceiling to be painted)

Cellar 19m2 Concrete floor, 2 x hot water tanks. Access to the carport and stairs to the attic

#### Upstairs :

Mezzanine / Bedroom 4 25m2 Plywood floor, beam (ceiling to be painted), access to the attic too

Bedroom 5 30m2 Plywood floor, skylight

WC 2.5m2 Tiled floor, sink

Attic with 2 convertible rooms and 2 skylights



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## Exterior:

Enclosed garden with vehicle access

Old house to restore with its roof in very good condition. A large room of 50m2 with earth floor, fireplace and attic.

A very pretty leisure plot on the edge of the river Charente 100m away. Shed on site.

## Gyakori

Hálósobák: 5

Fürdőszobák: 2

## Room details

Total rooms: 6

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.344.868

