



## Exclusive ? 3-Bedroom Property on 2,135 m<sup>2</sup> Near Civray 86400 - €129,000



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 151,379.96

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Civray
Irányítószám:	86400
Feladta:	2026. 04. 24.

#### Leírás:

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

#### First Floor:

Landing / Office: 22 m<sup>2</sup> (carpet, skylight) Bedroom: 11 m<sup>2</sup> (laminated flooring) Bedroom: 11 m<sup>2</sup> (laminated flooring) Bedroom: 13 m<sup>2</sup> (laminated flooring, built-in wardrobe) Shower room: 6 m<sup>2</sup> (tiled floor, washbasin, shower, WC, storage cupboard)

#### Exterior:

Covered terrace Garden Courtyard Garage Boiler room Workshop Set on a plot of 2,135 m<sup>2</sup>



## Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	139 nm
Telekméret:	2135 nm
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Emeletek száma:	1
Orientation:	SW

## Lease terms

Date Available:

## További információ

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

## Contact information

IMLIX ID: IX8.409.152

