



## €175500 - 5-Bedroom Family House with Large Enclosed Garden



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 198,808.45

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Pubblicato:	22/04/2025

#### Descrizione:

Located in a charming village, this spacious family home offers 5 bedrooms, including one on the ground floor with a bathroom next to it, ideal for single-level living. It also features a large enclosed garden, perfect for children or pets, newly installed double-glazed windows in 2024, and is connected to mains drains. A peaceful and charming setting, perfect for a family seeking space and tranquility.

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#### Ground floor

- Entrance hall (1.42m2): tiled floor
- Living room (24.66m2): tiled floor, wood burning stove, stone
- Hallway (3.35m2): tiled floor
- Shower room (5.18m2): tiled floor, shower, washbasin, heated towel rail



- Dining room / Bedroom (10.22m<sup>2</sup>): parquet flooring
  - Cellar (10.76m<sup>2</sup>): concrete floor, cupboard
  - Kitchen (10.95m<sup>2</sup>): tiled, fitted (except fridge)
  - WC (1.01m<sup>2</sup>): tiled floor, washbasin
  - Room to finish renovating (38m<sup>2</sup>), former garage: oil tank, boiler 2021
  - 2 storage rooms
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## First floor

- Landing (6.85m<sup>2</sup>): parquet flooring
  - Bedroom (14.05m<sup>2</sup>): parquet flooring
  - Bedroom with en-suite shower room (24.46m<sup>2</sup>): parquet floor, shower, washbasin, WC
  - Bedroom (9.38m<sup>2</sup>): parquet floor, wardrobe
  - Bedroom (9.18m<sup>2</sup>): parquet floor, wardrobe
  - Dressing room (2.37m<sup>2</sup>): parquet floor, cupboard
  - WC (1.04m<sup>2</sup>): parquet floor
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## Outside

- Covered terrace facing east
- Courtyard
- Terrace
- Enclosed garden with 2 gates for vehicle access
- Breeze Block workshop with electricity
- All on a surface of 1300m<sup>2</sup>



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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Comune

Camere da letto:	5
Bagni:	2
Finito piedi quadrati:	135 mq
Dimensione del lotto:	1.3 mq

## Room details

Total rooms:	6
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## Building details

Numero di piani:	2
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## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX6.828.613

