



## €149950 - Delightful Riverside Property Offering 3 Bedrooms And Just 2kms From All Commerce



### 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 176,572.04

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Pubblicato:	01/07/2025

#### Descrizione:

Someone once said "Location, location, location"! Was it perhaps in relation to this 3 bedroom property offering river frontage and being set in a peaceful no-through road location near Civray?

The bright and well maintained living accommodation is found above a large basement area. This enhances the appealing views across the well maintained gardens which lead down to the river Charente. The 3 bedrooms offer space for guests and the family with the master bedroom having its own private shower room with WC.

The house benefits from oil-fired central heating, as well as a fireplace in the living room, the septic tank was installed around 5 years ago and it is located in a quiet hamlet, only 2 km from all amenities.

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Basement of 87m2  
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## Upstairs

- Entrance/hallway (8m2): tiled floor
- Fitted kitchen (10m2): tiled floor
- Living room (25m2): linoleum, wood burner, 2 windows with views down to the river
- Bedroom 1 (9m2): linoleum, with views down to the river
- Bedroom 2 (10m2): linoleum, with views down to the river
- Bedroom 3 (10m2) tiled floor, wardrobe, with en-suite shower room (2m2); tiled floor, shower, WC, washbasin
- Bathroom (5m2): tiled floor, washbasin, WC, bath with shower

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## Outside

- Gardens leading down to the river Charente with around 27m of river frontage
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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)

Costruito: 1970

### Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	82 mq
Dimensione del lotto:	1.498 mq

### Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

### Utility details

Heating:	Sì
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### Building details

Numero di piani:	1
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## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

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

## **Contact information**

IMLIX ID: IX7.210.436

