



5-Bedroom Family House with Large Enclosed Garden - €175,500



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:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 206,201.59

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Cap:	86400
Pubblicato:	15/04/2025

Descrizione:

Located in a charming village 9 minutes from Civray, 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.

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 (10.22m2): parquet flooring
- Cellar (10.76m2): concrete floor, cupboard
- Kitchen (10.95m2): tiled, fitted (except fridge)
- WC (1.01m2): tiled floor, washbasin
- Room to finish renovating (38m2), former garage: oil tank, boiler 2021
- 2 storage rooms



First floor

- Landing (6.85m2): parquet flooring
- Bedroom (14.05m2): parquet flooring
- Bedroom with en-suite shower room (24.46m2): parquet floor, shower, washbasin, WC
- Bedroom (9.38m2): parquet floor, wardrobe
- Bedroom (9.18m2): parquet floor, wardrobe
- Dressing room (2.37m2): parquet floor, cupboard
- WC (1.04m2): parquet floor

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 1300m2

Comune

Camere da letto:	5
Bagni:	2
Finito piedi quadrati:	135 mq
Dimensione del lotto:	1300 mq
Floor Number:	1

Room details

Total rooms:	6
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Building details

Numero di piani:	1
Orientation:	W

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX7.344.844



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