



## An Attractive 5 Bedroom House With Garden And A Riverside Plot - €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:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 201,777.37 |

### Posizione

|                              |                    |
|------------------------------|--------------------|
| Nazione:                     | France             |
| Stato / Regione / Provincia: | Nouvelle-Aquitaine |
| Città:                       | Civray             |
| Cap:                         | 86400              |
| Pubblicato:                  | 12/03/2025         |

### Descrizione:

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

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.

## Comune

|                        |         |
|------------------------|---------|
| Camere da letto:       | 5       |
| Bagni:                 | 2       |
| Finito piedi quadrati: | 177 mq  |
| Dimensione del lotto:  | 1349 mq |
| Floor Number:          | 1       |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Building details

|                  |   |
|------------------|---|
| Numero di piani: | 1 |
| Orientation:     | W |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.344.868

