



Charming Single-Storey House with Basement in Civray, with Garden and Beautiful View - €86,000



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 99,370.7

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Cap:	86400
Pubblicato:	19/02/2026

Descrizione:

Exclusive to TIC, discover this charming single-storey detached house, ideally located in Civray, within walking distance of all amenities: shops, schools, lycee, restaurants, pharmacy, bakeries, hair salons, beauty institutes, newsagents, jewelry store, organic shop, and more.

Tucked away in a quiet cul-de-sac, the property enjoys lovely open views and a peaceful setting. The house features double glazing, electric heating, and a wood-burning stove, perfect for cosy days and evenings.

Accessed through a gate, the property offers a private parking area, as well as a basement garage and a workshop, ideal for DIY enthusiasts or additional storage.

The south-facing garden offering lovely views, planted with well-established fruit trees, provides a delightful outdoor space to relax and enjoy sunny summer days.

Possibility to purchase with furniture.

Ground floor:

- Entrance hall (1m²): laminate flooring
- Kitchen (15m²): laminate flooring, fully equipped
- Bathroom (3.5m²): laminate flooring, washbasin, bathtub
- WC (1m²): laminate flooring



- Living room (18m2): parquet flooring, wood burner
 - Bedroom 1 (9m2): wooden flooring, cupboard
 - Bedroom 2 (11m2): wooden flooring
 - Attic x 2
 - Basement:
 - Garage: concrete, space for 1 car, and workshop
 - Outside:
 - Shed
 - Fruit trees
 - Enclosed garden with beautiful views
- All on a plot of 1,181m2

Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	59 mq
Dimensione del lotto:	1181 mq
Floor Number:	1

Room details

Total rooms:	3
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Building details

Numero di piani:	1
Orientation:	N

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX8.195.043

