



Exclusive 3-Bedroom Property on 2,135 m² Near Civray 86400 - €129,000



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 151,379.96

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Cap:	86400
Pubblicato:	24/04/2026

Descrizione:

Located just 3 km from Civray, with all shops, schools, and amenities nearby, this charming house offers a peaceful setting with a large garden.

Already benefiting from double glazing, a fitted kitchen, and oil-fired central heating, the property provides a spacious and comfortable living area, including 3 bedrooms and a large landing/office space upstairs.

A lovely terrace adjoining the living room is perfect for enjoying outdoor meals during the summer months.

Ground Floor:

Entrance: 6 m² (tiled floor) Living room: 30 m² (tiled floor, exposed beams, fireplace insert, French doors opening onto the terrace) Fitted kitchen / Dining room: 27 m² (tiled floor) Hall: 8 m² (carpet) Utility room: 7 m² (tiled floor, access to terrace) WC: 2 m² (tiled floor)

First Floor:

Landing / Office: 22 m² (carpet, skylight) Bedroom: 11 m² (laminated flooring) Bedroom: 11 m² (laminated flooring) Bedroom: 13 m² (laminated flooring, built-in wardrobe) Shower room: 6 m² (tiled floor, washbasin, shower, WC, storage cupboard)

Exterior:



Covered terraceGardenCourtyardGarageBoiler roomWorkshopSet on a plot of 2,135 m2

Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	139 mq
Dimensione del lotto:	2135 mq
Floor Number:	1

Room details

Total rooms:	5
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Building details

Numero di piani:	1
Orientation:	SW

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/AW3yJGvWVEg>

Contact information

IMLIX ID: IX8.409.152

