



## Well Kept 3 Bedroom Property in a No Through Road in Civray 86400 - €105375

### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 122,673.28

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Cap:	86400
Publicato:	02/06/2026

### Descrizione:

A comfortable and bright 3-bedroom town property in Civray 86400. The property is in excellent condition throughout and has a lovely low-maintenance fenced garden offer sun or shade and privacy. Double glazed and with a recently fitted kitchen as well as an update on all the electrics by a local tradesman. Being set in a no-through road and a short walk to all commerce and education establishments make it a perfect retirement home, a lock-up and leave holiday property or main residence. There would also be the option of buying the property furnished. All on a total plot of 408m2.

### Upstairs:

Entrance Hall 3m2 Tiled floor  
Sitting Room 19m2 Laminate floor, recent wood-pellet burner (programable and with an option of Wi-Fi connection to control remotely).  
Fitted Kitchen 12m2 Tiled floor, recently fitted with a mobile island  
Bedroom 10.5m2 Parquet floor, wardrobe  
Bedroom 11m2 Parquet floor, wardrobe  
Shower Room 4m2 Lino floor, WC, hand basin, shower  
Corridor 2m2 Parquet floor  
WC 2m2 Tiled floor, hand basin, space to create a second shower room

### Basement (with good head height):

Bedroom 11.5 Lino floor  
WC 1m2 Lino floor  
Corridor 3m2 Lino floor, direct access from outside or internally  
Large garage/workshop/laundry room 50m2 Concrete floor, double sink, recently installed hot water tank and space for 1 car



## Outside:

Private and fenced garden, second garage for one car, space to park one car off the road, polytunnel.  
Several areas for dining and relaxing depending on sun and shade preference.

Total plot size of 408m<sup>2</sup>

Costruito: 1964

## Comune

Camere da letto: 3  
Bagni: 1  
Finito piedi quadrati: 79 mq  
Dimensione del lotto: 408 mq  
Floor Number: 1

## Room details

Total rooms: 4

## Building details

Numero di piani: 1  
Orientation: W

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/hiweSMSA4Pg>

