



€170200 - Pretty town house with beautiful garden and lovely views



Agent Info

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|-------------------|---|
| Naam: | Christophe GUAY |
| Bedrijfsnaam: | Agence TIC Ruffec |
| Mistlampen: | France |
| Experience since: | 1985 |
| Service Type: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefoon: | +33 (545) 710-046 |
| Languages: | French |
| Website: | https://tic-ruffec.com |

Advertentie details

| | |
|----------------|----------------|
| Vastgoed voor: | Koop |
| Prijs: | USD 195,250.51 |

Locatie

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|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France |
| Staat/Regio/Pronvincie: | Nouvelle-Aquitaine |
| Plaats: | Civray |
| Geplaatst: | 13-01-2024 |
| Omschrijving: | |

Two-bedroom town house with lovely garden planted with fruit trees. The attic is convertible, with room for 2 bedrooms (double glazing already in place). The house benefits from reversible heat pump central heating, as well as a wood-burning stove in the living room. It is connected to the mains drains and has double-glazed windows. A basement with a garage could be used to convert certain rooms into an independent studio flat. The house is a five-minute walk from Civray town centre, so it is close to all amenities, schools, bars/restaurants and other leisure activities.

Basement

- Room (28m2): concrete floor, sink
- Garage (22m2): concrete floor , electric door
- Storage room (5m2): concrete floor, new water heater



Garden Level

Living room (38m²): parquet flooring, fitted kitchen, wood-burning stove

-Bedroom 1 (15m²): parquet flooring

-Bedroom 2 (13m²): parquet flooring

-Shower room (12m²): tiled floor, WC, washbasin, walk-in shower

-Veranda (10m²): tiled floor, (not heated, but electric plug for a radiator if required)

1st floor

-Convertible attic of 50m² with two PVC windows and an electric shutter on the road side. Possibility of making two additional bedrooms. Air conditioning ready to connect.

Outside

-Terrace

-Enclosed sloping garden

-15m² breeze-block shed with electricity

-Beautiful views

-Orchard (peach, apple, walnut, kiwi, chestnut and fig trees)

-Vines

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Gebouwd: 1948

Algemeen

Slaapkamers: 2

Badkamers: 1



Afgewerkte vierkante meter: 73 m²
Lot Afmeting: 1.425 m²

Room details

Total rooms: 3
Indoor Features: Fitted kitchen

Utility details

Heating: Ja

Building details

Aantal verdiepingen: 2

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX5.393.659

