



€175500 - 5-Bedroom Family House with Large Enclosed Garden



Agent Info

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 198,808.45

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Civray
Geplaatst:	22-04-2025

Omschrijving:

Located in a charming village, this spacious family home offers 5 bedrooms, including one on the ground floor with a bathroom next to it, ideal for single-level living. It also features a large enclosed garden, perfect for children or pets, newly installed double-glazed windows in 2024, and is connected to mains drains. A peaceful and charming setting, perfect for a family seeking space and tranquility.

Ground floor

- Entrance hall (1.42m2): tiled floor
- Living room (24.66m2): tiled floor, wood burning stove, stone
- Hallway (3.35m2): tiled floor
- Shower room (5.18m2): tiled floor, shower, washbasin, heated towel rail
- Dining room / Bedroom (10.22m2): parquet flooring



- Cellar (10.76m²): concrete floor, cupboard
 - Kitchen (10.95m²): tiled, fitted (except fridge)
 - WC (1.01m²): tiled floor, washbasin
 - Room to finish renovating (38m²), former garage: oil tank, boiler 2021
 - 2 storage rooms
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First floor

- Landing (6.85m²): parquet flooring
 - Bedroom (14.05m²): parquet flooring
 - Bedroom with en-suite shower room (24.46m²): parquet floor, shower, washbasin, WC
 - Bedroom (9.38m²): parquet floor, wardrobe
 - Bedroom (9.18m²): parquet floor, wardrobe
 - Dressing room (2.37m²): parquet floor, cupboard
 - WC (1.04m²): parquet floor
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Outside

- Covered terrace facing east
- Courtyard
- Terrace
- Enclosed garden with 2 gates for vehicle access
- Breeze Block workshop with electricity
- All on a surface of 1300m²



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

Algemeen

Slaapkamers:	5
Badkamers:	2
Afgewerkte vierkante meter:	135 m ²
Lot Afmeting:	1.3 m ²

Room details

Total rooms:	6
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Building details

Aantal verdiepingen:	2
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Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX6.828.613
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