



## €149950 - Delightful Riverside Property Offering 3 Bedrooms And Just 2kms From All Commerce



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 176,572.04

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Civray
Geplaatst:	01-07-2025
Omschrijving:	

Someone once said "Location, location, location"! Was it perhaps in relation to this 3 bedroom property offering river frontage and being set in a peaceful no-through road location near Civray?

The bright and well maintained living accomodation is found above a large basement area. This enhances the appealing views across the well maintained gardens which lead down to the river Charente. The 3 bedrooms offer space for guests and the family with the master bedroom having its on private shower room with WC.

The house benefits from oil-fired central heating, as well as a fireplace in the living room, the septic tank was installed around 5 years ago and it is located in a quiet hamlet, only 2 km from all amenities.

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Basement of 87m2

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Upstairs



-Entrance/hallway (8m2): tiled floor

-Fitted kitchen (10m2): tiled floor

-Living room (25m2): linoleum, wood burner, 2 windows with views down to the river

-Bedroom 1 (9m2): linoleum, with views down to the river

-Bedroom 2 (10m2): linoleum, with views down to the river

-Bedroom 3 (10m2) tiled floor, wardrobe, with en-suite shower room (2m2); tiled floor, shower, WC, washbasin

-Bathroom (5m2): tiled floor, washbasin, WC, bath with shower

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## Outside

-Gardens leading down to the river Charente with around 27m of river frontage

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Gebouwd: 1970

## Algemeen

Slaapkamers: 3

Badkamers: 2

Afgewerkte vierkante meter: 82 m<sup>2</sup>

Lot Afmeting: 1.498 m<sup>2</sup>

## Room details

Total rooms: 4

Indoor Features: Fitted kitchen

## Utility details

Heating: Ja

## Building details

Aantal verdiepingen: 1

## Lease terms



Date Available:

## **Additionele informatie**

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

## **Contact information**

IMLIX ID:

IX7.210.436

