



€159500 - Spacious 5 Bedroomed Townhouse, Close to Commerce



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 185,281.79

Locatie

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

Spacious, bright townhouse situated very close to all the commerce in Civray.

With 5 bedrooms and 3 bathrooms, the accommodation is flexible and would suit a family, with additional room for guests, and potentially therefore could also be suitable for B&B.

There is a newly created courtyard/garden to the rear, with a covered terrace and storage area, and the house benefits from an oil central heating system mains drainage.

In detail it comprises :-

Ground floor:

- Entrance hall (6m2): Flagstone floor
- Fitted dining-kitchen (27m2). Tiled floor. Door to the courtyard and access to the cellar



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- Lounge (23m²). Wooden floor. Chimney with an insert wood burner.
 - Utility room (11m²) Sink, boiler and door to the courtyard.

First floor:

- Landing (2.5m²): Wooden floor. Staircase to the 2nd floor
- Bedroom 1 (13m²): Wooden floor.
- Bedroom 2 (25m²): Wooden floor. En-suite shower room (4m²): Wooden floor. Shower, sink, wc and heated towel-rail
- Bathroom (4m²): Wooden floor, bath, sink, WC.
- Corridor (4.5m) leading to :
- Bedroom 3 (12m²): Wooden floor.

Second floor:

- Landing/sitting area (21m²) Velux window. Door to the bathroom
- Bedroom 4 (17m²) Wooden floor
- Bedroom 5 (14m²) Wooden floor. Door to the bathroom
- Bathroom (10.5m²) Wooden floor. Bath, handbasin and wc

Outside:

- South west facing pretty courtyard/garden at the back, with a barbecue area.

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

Algemeen



Slaapkamers:	5
Badkamers:	3
Afgewerkte vierkante meter:	185 m ²
Lot Afmeting:	183 m ²

Room details

Total rooms:	7
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Utility details

Heating:	Ja
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Building details

Aantal verdiepingen:	3
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Lease terms

Date Available:	
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Additionele informatie

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

IMLIX ID:	IX7.210.437
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