



## €175500 - Lovely Bungalow on a Large Plot of Land with No Overlooking Neighbours



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 205,049.25

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Geplaatst:	08-07-2025

### Omschrijving:

Just 2 km from the charming village of Blanzay and 8 km from Civray, this single-storey, 4-bedroom bungalow offers a beautiful living environment. Set in the heart of a spacious, tree-filled garden of 8,000 m2, fully enclosed and surrounded by trees, the property ensures privacy and space. The living room is bright, with a large south-facing bay window, and there is a beautifully fitted kitchen. Outside, the lovely wooded grounds (which contain black truffles) and an above-ground pool are perfect for enjoying sunny days. No renovation work needed - all that's left is for you to move in.

### Ground floor living:

-Living room (36m2): tiled floor, entrance, window, bay window

-Bedroom (10.30m2): tiled floor, window

With private shower room (6m2): tiled floor, shower, WC, washing machine point, door to garden

-Kitchen (12m2): tiled floor, French windows, fitted and equipped



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-Bedroom (11m2): tiled floor, cupboards, window

-Bedroom (14.25m2): tiled floor, window, closet

With WC (1m2): small washbasin

-Bedroom (11m2): tiled floor, window

-Shower room (6m2): tiled floor, shower, cupboard, window, washbasin, WC

-Corridor (2.89m2): tiled floor

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Outside:

-Enclosed garden (8000m2)

-3 x sheds

-Above-ground swimming pool

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All on a surface area of 8137m2.

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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)

## **Algemeen**

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	110 m <sup>2</sup>
Lot Afmeting:	8.137 m <sup>2</sup>

## **Room details**

Total rooms:	6
Indoor Features:	Fitted kitchen

## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**



Date Available:

## **Additionele informatie**

Virtual tour URL:

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

## **Contact information**

IMLIX ID:

IX7.236.570

