



## 5-Bedroom Family House with Large Enclosed Garden - €175,500



### Agent Info

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Experience since:	1985
Service Type:	Selling a Property
Specialties:	
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Languages:	French
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 206,201.59

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Civray
Postcode:	86400
Geplaatst:	15-04-2025

### Omschrijving:

Located in a charming village 9 minutes from Civray, 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 (1.42m<sup>2</sup>): tiled floor
- Living room (24.66m<sup>2</sup>): tiled floor, wood burning stove, stone
- Hallway (3.35m<sup>2</sup>): tiled floor
- Shower room (5.18m<sup>2</sup>): tiled floor, shower, washbasin, heated towel rail
- Dining room / Bedroom (10.22m<sup>2</sup>): parquet flooring
- Cellar (10.76m<sup>2</sup>): concrete floor, cupboard
- Kitchen (10.95m<sup>2</sup>): tiled, fitted (except fridge)
- WC (1.01m<sup>2</sup>): tiled floor, washbasin
- Room to finish renovating (38m<sup>2</sup>), former garage: oil tank, boiler 2021

### -2 storage rooms

### First floor



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- 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
  - 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

## Algemeen

Slaapkamers:	5
Badkamers:	2
Afgewerkte vierkante meter:	135 m <sup>2</sup>
Lot Afmeting:	1300 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Aantal verdiepingen:	1
Orientation:	W

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL:	<a href="https://youtu.be/">https://youtu.be/</a>
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## Contact information

IMLIX ID:	IX7.344.844
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# IMLIX

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