

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



## Agent Info

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Specialties:	
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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: <https://youtu.be/>

**Contact information**

IMLIX ID: IX7.344.844



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