



An Attractive 5 Bedroom House With Garden And A Riverside Plot - €175,500



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 201,598.88

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Civray
Postcode:	86400
Geplaatst:	12-03-2025
Omschrijving:	

A beautiful exposed stone house offering 5 bedrooms (or 4 bedrooms and an additional living room) with a small house to renovate into a gite. A walled garden in front and a very pretty leisure area nearby and on the edge of the river Charente, ideal for fishing or relaxing. Located in a hamlet just 6km from Civray with all its shops and schools. Fiber-optic internet and mains drainage.

Ground floor :

Living room 34m2 Flagstone floor, beams, fireplace
Corridor 4m2 Tiled floor
Bathroom 9m2 Tiled floor, WC, sink, bathtub, beams
Bedroom 1 17m2 Tiled floor, beams
Bedroom 2 26m2 Tiled floor (access to upstairs)
Fitted Kitchen 18m2 Tiled floor, beams
Shower Room 9.5m2 Tiled floor, bidet, sink, shower, WC
Bedroom 3 20m2 Tiled floor, cellar below (bedroom ceiling to be painted)
Cellar 19m2 Concrete floor, 2 x hot water tanks. Access to the carport and stairs to the attic

Upstairs :

Mezzanine / Bedroom 4 25m2 Plywood floor, beam (ceiling to be painted), access to the attic too
Bedroom 5 30m2 Plywood floor, skylight



WC 2.5m2 Tiled floor, sink

Attic with 2 convertible rooms and 2 skylights

Exterior:

Enclosed garden with vehicle access

Old house to restore with its roof in very good condition. A large room of 50m2 with earth floor, fireplace and attic.

A very pretty leisure plot on the edge of the river Charente 100m away. Shed on site.

Algemeen

Slaapkamers:	5
Badkamers:	2
Afgewerkte vierkante meter:	177 m ²
Lot Afmeting:	1349 m ²
Floor Number:	1

Room details

Total rooms:	6
--------------	---

Building details

Aantal verdiepingen:	1
Orientation:	W

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.344.868

