



## 2 Bedroom Village House With Basement 10 Minutes From Civray - €134400



### 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 157,556.83 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Postcode:                   | 86250      |
| Geplaatst:                  | 02-09-2025 |

### Omschrijving:

Located in a peaceful setting, this well-maintained village house offers 2 bedrooms, a large basement, and a garden with lovely views. You will appreciate the comfort of oil-fired central heating and reversible air conditioning in all rooms, ideal for all seasons. Outside, enjoy a recently installed wonderful, covered wooden terrace with a spa, perfect for relaxing while admiring the landscape.

In detail, it comprises upstairs:

- Living room (29m<sup>2</sup>): parquet flooring, French windows opening onto the terrace, large window, wood stove, cupboards
- Entrance hall (2.5m<sup>2</sup>): tiled floor
- Fitted kitchen (10m<sup>2</sup>): tiled floor
- WC (1m<sup>2</sup>): (macerator toilet) tiled floor, washbasin
- Shower room (8m<sup>2</sup>): linoleum flooring, shower, washbasin, toilet, small window
- Bedroom 1 (14m<sup>2</sup>): linoleum flooring on wooden floor, cupboards, window
- Bedroom 2 (12m<sup>2</sup>): linoleum flooring on wooden floor, cupboards, window
- Hallway (4.5m<sup>2</sup>): wooden floor

And in the basement (90m<sup>2</sup>) on the ground floor level:

- Large garage: space for two cars
- Laundry area
- Boiler room (with boiler for hot water and heating)

Outside:



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- Covered wooden terrace with hot tub and lovely views
  - Workshop (25m2): concrete floor, 3 windows, French window
  - Shed (30m2): space for one car
  - Garden
- All on a 1255m2 plot

## **Algemeen**

Slaapkamers: 2  
Badkamers: 1

## **Room details**

Total rooms: 3

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.495.477

