



Charming Single-Storey House with Basement in Civray, with Garden and Beautiful View - €86,000



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 99,370.7

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Civray
Postcode:	86400
Geplaatst:	19-02-2026

Omschrijving:

Exclusive to TIC, discover this charming single-storey detached house, ideally located in Civray, within walking distance of all amenities: shops, schools, lycee, restaurants, pharmacy, bakeries, hair salons, beauty institutes, newsagents, jewelry store, organic shop, and more.

Tucked away in a quiet cul-de-sac, the property enjoys lovely open views and a peaceful setting. The house features double glazing, electric heating, and a wood-burning stove, perfect for cosy days and evenings.

Accessed through a gate, the property offers a private parking area, as well as a basement garage and a workshop, ideal for DIY enthusiasts or additional storage.

The south-facing garden offering lovely views, planted with well-established fruit trees, provides a delightful outdoor space to relax and enjoy sunny summer days.

Possibility to purchase with furniture.

Ground floor:

- Entrance hall (1m2): laminate flooring
- Kitchen (15m2): laminate flooring, fully equipped
- Bathroom (3.5m2): laminate flooring, washbasin, bathtub
- WC (1m2): laminate flooring
- Living room (18m2): parquet flooring, wood burner



- Bedroom 1 (9m2): wooden flooring, cupboard
- Bedroom 2 (11m2): wooden flooring

Attic x 2
Basement:
-Garage: concrete, space for 1 car, and workshop

Outside:
-Shed
-Fruit trees
-Enclosed garden with beautiful views

All on a plot of 1,181m2

Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	59 m ²
Lot Afmeting:	1181 m ²
Floor Number:	1

Room details

Total rooms:	3
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Building details

Aantal verdiepingen:	1
Orientation:	N

Lease terms

Date Available:

Additionele informatie

Virtual tour URL:	https://youtu.be/YZQCsjLNKMo
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Contact information

IMLIX ID:	IX8.195.043
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