



## Exclusive 3-Bedroom Property on 2,135 m<sup>2</sup> Near Civray 86400 - €129,000



### 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:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 151,379.96 |

### Locatie

|                             |                    |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France             |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine |
| Plaats:                     | Civray             |
| Postcode:                   | 86400              |
| Geplaatst:                  | 24-04-2026         |

### Omschrijving:

Located just 3 km from Civray, with all shops, schools, and amenities nearby, this charming house offers a peaceful setting with a large garden.

Already benefiting from double glazing, a fitted kitchen, and oil-fired central heating, the property provides a spacious and comfortable living area, including 3 bedrooms and a large landing/office space upstairs.

A lovely terrace adjoining the living room is perfect for enjoying outdoor meals during the summer months.

### Ground Floor:

Entrance: 6 m<sup>2</sup> (tiled floor) Living room: 30 m<sup>2</sup> (tiled floor, exposed beams, fireplace insert, French doors opening onto the terrace) Fitted kitchen / Dining room: 27 m<sup>2</sup> (tiled floor) Hall: 8 m<sup>2</sup> (carpet) Utility room: 7 m<sup>2</sup> (tiled floor, access to terrace) WC: 2 m<sup>2</sup> (tiled floor)

### First Floor:

Landing / Office: 22 m<sup>2</sup> (carpet, skylight) Bedroom: 11 m<sup>2</sup> (laminated flooring) Bedroom: 11 m<sup>2</sup> (laminated flooring) Bedroom: 13 m<sup>2</sup> (laminated flooring, built-in wardrobe) Shower room: 6 m<sup>2</sup> (tiled floor, washbasin, shower, WC, storage cupboard)

### Exterior:

Covered terrace Garden Courtyard Garage Boiler room Workshop Set on a plot of 2,135 m<sup>2</sup>



## Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 3                   |
| Badkamers:                  | 1                   |
| Afgewerkte vierkante meter: | 139 m <sup>2</sup>  |
| Lot Afmeting:               | 2135 m <sup>2</sup> |
| Floor Number:               | 1                   |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                      |    |
|----------------------|----|
| Aantal verdiepingen: | 1  |
| Orientation:         | SW |

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: <https://youtu.be/AW3yJGvWVEg>

## Contact information

IMLIX ID: IX8.409.152

