



€149500 - Pretty 4 Bedroomed Cottage Near Civray



Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
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Experience	1985
since:	
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Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 174,671.58

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Civray
Posted:	Oct 06, 2023

Description:

Attractive character stone cottage, in a quiet hamlet location, and close to the market town of Civray. The property has 4 double bedrooms and 2 shower rooms, a large barn attached and a pretty courtyard garden which is enclosed and easy to maintain.

All the reception rooms on the ground floor have patio doors onto the courtyard, and the 4th bedroom can be accessed from the barn via a staircase and mezzanine, thus lending itself to separate guest accommodation with further development of the barn (subject to relevant permissions).

The property is spacious enough for a family home, but also ideal as an easy-maintenance holiday home.

Heating is by way of a reversible heat exchanger system, for winter heating or summer air-conditioning, although radiators are in place if anyone wanted to install central heating.

In detail, the property comprises :

Ground floor:



Entrance hall/ dining room (11m2): wooden floor, patio doors

Fitted and equipped kitchen (14m2): wooden floor, patio doors

Spacious living room (28m2) with room for a dining-table. Tiled floor, patio doors, fireplace with wood burner.

Shower room (6m2): tiled floor, walk-in shower, WC, washbasin

Utility room (2m2): tiled floor, washbasin

Storage room (9m2): tiled floor and access to the barn

Upstairs :

Landing (8m2): parquet floor

Bedroom 1 (10,6m2): parquet floor

Bedroom 2 (9m2): parquet floor, cupboard

Shower room (3m2): tiled floor, shower, WC, washbasin

Bedroom 3 (20m2): parquet floor, cupboard

Bedroom 4 (22m2): parquet floor

Outside :

-Attached barn (45m2) with space to park a car

-Enclosed garden all on 324m2 with parking area attached

-Rainwater citerne

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr



Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	140 sq m
Lot Size:	324 sq m

Room details

Total rooms:	7
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Utility details

Heating:	Yes
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Building details

Number of Floors:	2
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Lease terms

Date Available:

Additional information

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX4.982.261
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