



5-Bedroom Family House with Large Enclosed Garden - €175,500



Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
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Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Listing details

Property for:	Sale
Price:	USD 206,201.59

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Civray
ZIP code:	86400
Posted:	Apr 15, 2025

Description:

Located in a charming village 9 minutes from Civray, this spacious family home offers 5 bedrooms, including one on the ground floor with a bathroom next to it, ideal for single-level living. It also features a large enclosed garden, perfect for children or pets, newly installed double-glazed windows in 2024, and is connected to mains drains. A peaceful and charming setting, perfect for a family seeking space and tranquility.

Ground floor

- Entrance hall (1.42m2): tiled floor
- Living room (24.66m2): tiled floor, wood burning stove, stone
- Hallway (3.35m2): tiled floor
- Shower room (5.18m2): tiled floor, shower, washbasin, heated towel rail
- Dining room / Bedroom (10.22m2): parquet flooring
- Cellar (10.76m2): concrete floor, cupboard
- Kitchen (10.95m2): tiled, fitted (except fridge)
- WC (1.01m2): tiled floor, washbasin
- Room to finish renovating (38m2), former garage: oil tank, boiler 2021
- 2 storage rooms

First floor



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- Landing (6.85m2): parquet flooring
 - Bedroom (14.05m2): parquet flooring
 - Bedroom with en-suite shower room (24.46m2): parquet floor, shower, washbasin, WC
 - Bedroom (9.38m2): parquet floor, wardrobe
 - Bedroom (9.18m2): parquet floor, wardrobe
 - Dressing room (2.37m2): parquet floor, cupboard
 - WC (1.04m2): parquet floor
 - Outside
 - Covered terrace facing east
 - Courtyard
 - Terrace
 - Enclosed garden with 2 gates for vehicle access
 - Breeze Block workshop with electricity
 - All on a surface of 1300m2

Common

Bedrooms:	5
Bathrooms:	2
Finished sq. ft.:	135 sq m
Lot Size:	1300 sq m
Floor Number:	1

Room details

Total rooms:	6
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Building details

Number of Floors:	1
Orientation:	W

Lease terms

Date Available:

Additional information

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

IMLIX ID:	IX7.344.844
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