



## 5-Bedroom Family House with Large Enclosed Garden - €143,000



### Agent Info

Name:	Christophe GUAY
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Specialties:	
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### Listing details

Property for:	Sale
Price:	EUR 143,000

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

### First floor



- Landing (6.85m<sup>2</sup>): parquet flooring
  - Bedroom (14.05m<sup>2</sup>): parquet flooring
  - Bedroom with en-suite shower room (24.46m<sup>2</sup>): parquet floor, shower, washbasin, WC
  - Bedroom (9.38m<sup>2</sup>): parquet floor, wardrobe
  - Bedroom (9.18m<sup>2</sup>): parquet floor, wardrobe
  - Dressing room (2.37m<sup>2</sup>): parquet floor, cupboard
  - WC (1.04m<sup>2</sup>): 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 1300m<sup>2</sup>

## 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/>

## Contact information

IMLIX ID: IX7.344.844



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