



Charming and Surprisingly Spacious Village Home Near Civray - €123650



Agent Info

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Listing details

Property for:	Sale
Price:	USD 144,491.05

Location

Country:	France
ZIP code:	86400
Posted:	Aug 06, 2025

Description:

This well-maintained village house offers much more than meets the eye. Boasting three bedrooms and the potential to create a fourth, it combines comfort, practicality, and character in equal measure. The property is in excellent condition throughout, featuring double glazing and retractable flyscreens on every window. It's connected to mains drainage and benefits from a well-equipped kitchen/diner, making it ideal for full-time living or a lock-up-and-leave holiday home. Located in a peaceful village just minutes from the vibrant market town of Civray, with its shops, restaurants, and amenities, this deceptively spacious home offers the best of country living with convenience close at hand.

Ground Floor:

Fitted Kitchen/Diner (31.02m²): Tiled flooring with a cosy wood burner. Ideal for relaxed family meals or entertaining.

Sitting Room (25.67m²): Warm laminate flooring and another wood burner create a welcoming space to unwind.

Shower Room (6.2m²): Fitted with a shower, hand basin, WC, heated towel rail, and lino flooring.

Laundry Room (2.12m²): Compact and functional.

First Floor:

Landing (4.03m²): Wood flooring leads to all rooms.

Bedroom 1 (17.37m²): Spacious, with wood floors and a hand basin.

Bedroom 2 (13.15m²): Bright and well-sized with wood flooring.

Bedroom 3 (5.2m²): Ideal for a child or office, with sloping ceiling and Velux window.



Attic/Storeroom/Office: Versatile space with wood flooring and Velux[®] perfect for conversion to a fourth bedroom, studio, or additional storage.

Outside:

Private courtyard, currently used for outdoor dining and a hot tub.

Garage for secure parking or storage.

Just across a quiet lane, you'll find a separate garden area with a covered dining terrace, perfect for relaxing or entertaining outdoors.

Common

Bedrooms:	3
Bathrooms:	2

Room details

Total rooms:	5
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.429.432
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