



€789000 - Stunning Bourgeoise Town House in the Heart of Civray



Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 855,327.75

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Civray
Adicionado:	28/07/2023

Informação adicional:

Magnificent bourgeois house renovated with taste at the water's edge in the centre of Civray. Superb opportunity for a hotel or bed and breakfast activity comprising 9 bedrooms; one on the ground floor, games room, sauna, swimming pool and large grounds with fish keep and private access to the Charente.

Ground floor

Entrance: 36.15m², stone slabs, doors on the street and garden side

Room: 6.56m², tiled floor, cupboards and water softener

Room: 11.18m², tiled floor Bedroom 1: 12.12m², tiled floor, shower area, WC and sink WC: 2.5m², tiled floor

Small living room/library: 30m², wooden floor, fireplace

Living room: 60.10m², stone flags, stone fireplace



Fitted kitchen: 19.59m², wood burning stove

Rear Kitchen: 19.35m², tiled floor, cupboards, water heater, oil boiler, sink

Room with Sauna: 17.87m², tiled floor

Shower room: 3.58m², tiled floor

Garage: 39.79m², concrete floor

Pool Technical Room: 12.87m²

Cellar: 79.05m²

1st floor

Landing: 36.15m²

Bedroom 2: 16.47m², wooden floor Corridor: 2.57m², tiled floor WC: 2m²

Bathroom: 9.8m², bath, shower Bedroom 3: 28.93m², wooden floor

Bedroom 4: 22.78m², wooden floor Corridor: 2.57m², tiled floor

Bathroom: 4.82m²

Bedroom 5: 27.6m²

Shower room: 2.53m²

Living room: 30.48m², wooden floor

Games room: 52.48m², wooden floor

Landing: 6.8m² carpet, stairs to rear kitchen

2nd Floor

Landing: 35.15m², wooden floor

Bedroom 6: 24.5m², wooden floor

Corridor: 2.5m², vinyl

Bathroom: 10.8m², vinyl



Bedroom 7: 22.3m², wooden floor

Corridor: 3.9m²,

Bedroom 8: 16.7m², wooden floor

Bathroom: 10.2m², tiled floor, bath, shower WC: 1.5m², tiled floor

Bedroom 9: 26.4m², wooden floor

3rd floor

Landing: 36.15m²

Cupboard

2 Rooms to Renovate of 120m² in total

Outside

Above ground pool

Covered terrace

Courtyard with parking for 4 cars

Large plot of 2130M² with fish keep and river access

Mains drainage, slate roof

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

Construído: 1800

Comum

Quartos de dormir: 9

Banheiro: 6

Pés quadrados acabados: 560 m²

Tamanho do lote: 2.13 m²

Room details

Total rooms: 15



Indoor Features:

Fitted kitchen

Building details

Outdoor Amenities:

Pool

Número de pisos:

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Lease terms

Date Available:

Informação adicional

Virtual tour URL:

<http://www.youtube.com/embed/HREv4bd5DV8>

Contact information

IMLIX ID:

IX4.686.359

