



## €175500 - 5-Bedroom Family House with Large Enclosed Garden



### Informações do Revendedor

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

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 198,808.45

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Civray
Adicionado:	22/04/2025

#### Informação adicional:

Located in a charming village, 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 (10.22m<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
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## 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
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## 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>



Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Comum

Quartos de dormir:	5
Banheiro:	2
Pés quadrados acabados:	135 m <sup>2</sup>
Tamanho do lote:	1.3 m <sup>2</sup>

## Room details

Total rooms:	6
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## Building details

Número de pisos:	2
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## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX6.828.613

