



## €149950 - Delightful Riverside Property Offering 3 Bedrooms And Just 2kms From All Commerce



### 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 176,572.04

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Civray
Adicionado:	01/07/2025

### Informação adicional:

Someone once said "Location, location, location"! Was it perhaps in relation to this 3 bedroom property offering river frontage and being set in a peaceful no-through road location near Civray?

The bright and well maintained living accommodation is found above a large basement area. This enhances the appealing views across the well maintained gardens which lead down to the river Charente. The 3 bedrooms offer space for guests and the family with the master bedroom having its own private shower room with WC.

The house benefits from oil-fired central heating, as well as a fireplace in the living room, the septic tank was installed around 5 years ago and it is located in a quiet hamlet, only 2 km from all amenities.

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Basement of 87m2  
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## Upstairs

- Entrance/hallway (8m2): tiled floor
- Fitted kitchen (10m2): tiled floor
- Living room (25m2): linoleum, wood burner, 2 windows with views down to the river
- Bedroom 1 (9m2): linoleum, with views down to the river
- Bedroom 2 (10m2): linoleum, with views down to the river
- Bedroom 3 (10m2) tiled floor, wardrobe, with en-suite shower room (2m2); tiled floor, shower, WC, washbasin
- Bathroom (5m2): tiled floor, washbasin, WC, bath with shower

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## Outside

- Gardens leading down to the river Charente with around 27m of river frontage
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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)

Construído: 1970

### Comum

Quartos de dormir:	3
Banheiro:	2
Pés quadrados acabados:	82 m <sup>2</sup>
Tamanho do lote:	1.498 m <sup>2</sup>

### Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

### Utility details

Heating:	Sim
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### Building details

Número de pisos:	1
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## **Lease terms**

Date Available:

## **Informação adicional**

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

## **Contact information**

IMLIX ID:

IX7.210.436

