



## €159500 - Spacious 5 Bedroomed Townhouse, Close to Commerce



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 186,283.93

### Localização

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

Informação adicional:

Spacious, bright townhouse situated very close to all the commerce in Civray.

With 5 bedrooms and 3 bathrooms, the accommodation is flexible and would suit a family, with additional room for guests, and potentially therefore could also be suitable for B&B.

There is a newly created courtyard/garden to the rear, with a covered terrace and storage area, and the house benefits from an oil central heating system mains drainage.

In detail it comprises :-

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Ground floor:

- Entrance hall (6m2): Flagstone floor
- Fitted dining-kitchen (27m2). Tiled floor. Door to the courtyard and access to the cellar



- Lounge (23m<sup>2</sup>). Wooden floor. Chimney with an insert wood burner.
- Utility room (11m<sup>2</sup>) Sink, boiler and door to the courtyard.

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## First floor:

- Landing (2.5m<sup>2</sup>): Wooden floor. Staircase to the 2nd floor
- Bedroom 1 (13m<sup>2</sup>): Wooden floor.
- Bedroom 2 (25m<sup>2</sup>): Wooden floor. En-suite shower room (4m<sup>2</sup>): Wooden floor. Shower, sink, wc and heated towel-rail
- Bathroom (4m<sup>2</sup>): Wooden floor, bath, sink, WC.
- Corridor (4.5m) leading to :
- Bedroom 3 (12m<sup>2</sup>): Wooden floor.

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## Second floor:

- Landing/sitting area (21m<sup>2</sup>) Velux window. Door to the bathroom
- Bedroom 4 (17m<sup>2</sup>) Wooden floor
- Bedroom 5 (14m<sup>2</sup>) Wooden floor. Door to the bathroom
- Bathroom (10.5m<sup>2</sup>) Wooden floor. Bath, handbasin and wc

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## Outside:

- South west facing pretty courtyard/garden at the back, with a barbecue area.

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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)



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## Comum

Quartos de dormir:	5
Banheiro:	3
Pés quadrados acabados:	185 m <sup>2</sup>
Tamanho do lote:	183 m <sup>2</sup>

## Room details

Total rooms:	7
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## Utility details

Heating:	Sim
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## Building details

Número de pisos:	3
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## Lease terms

Date Available:	
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## Informação adicional

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX7.210.437
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