



## Lovely 4 Bedroom Town House With Attached Garden - Ideal As A Holiday Home - €106450



### 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 125,072.13 |

### Localização

|                        |                    |
|------------------------|--------------------|
| Country:               | França             |
| State/Region/Province: | Nouvelle-Aquitaine |
| Cidade:                | Civray             |
| CEP:                   | 86400              |
| Adicionado:            | 13/03/2025         |

#### Informação adicional:

Lovely town house in fairly good condition, with a beautiful vaulted cellar and an attached garden. It is situated close to all the amenities and is ideal as a holiday home or main residence. All commerce are a short walk away. Reversible heating / air-con on the ground floor. Double glazing and electricity updated. Connected to mains drainage. **FIXED PRICE.**

In details, it offers on the ground floor:

- a kitchen (23m2): lino ;
- a shower room (3m2) : lino, shower, sink, bidet;
- a WC (1m2): lino ;
- a dining room/bedroom(11m2): lino, could also be an extra bedroom;
- a lounge (12m2): laminate flooring;
- an entry hall (2m2): tiled floor.

And on the first floor:

- a landing/corridor (7m2): laminate flooring, cupboard ;
- bedroom 2 (12.5m2): wooden floor;
- a shower room (9.5m2): shower, sink, WC;
- bedroom 3 (10.5m2): laminate flooring, beams;



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- bedroom 4 (12m2): laminate flooring.

Outside:

- a store room (3m2);

- a vaulted cellar;

- an attached garden.

## Comum

Quartos de dormir: 4

Banheiro: 2

Pés quadrados acabados: 104 m<sup>2</sup>

Tamanho do lote: 219 m<sup>2</sup>

Floor Number: 2

## Room details

Total rooms: 5

## Building details

Número de pisos: 2

Orientation: W

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://youtu.be/vefoYAPyJt4>

## Contact information

IMLIX ID: IX7.344.861

