



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



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 176,572.04

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Civray
Добавлено:	01.07.2025

Описание:

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 accomodation 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 on 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.

Basement of 87m2

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

Outside

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

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

Построен: 1970

Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	82 кв м
Площадь участка:	1.498 кв м

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Utility details

Heating:	да
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Building details

Количество этажей:	1
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Lease terms



IMLIX

IMLIX Рынок недвижимости
<https://www.imlix.com/ru/>

Date Available:

Дополнительная информация

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

Contact information

IMLIX ID: IX7.210.436

