



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



### Информация об агенте

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Название компании:	Agence TIC Ruffec
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Specialties:	
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 187,817.55

### Местоположение

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

#### Описание:

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



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- 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)

## Общие



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Спальни:	5
Ванные комнаты:	3
Готовые кв.м.:	185 кв м
Площадь участка:	183 кв м

## Room details

Total rooms:	7
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## Utility details

Heating:	да
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## Building details

Количество этажей:	3
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## Lease terms

Date Available:

## Дополнительная информация

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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