

# 5-Bedroom Family House with Large Enclosed Garden - €175,500



## Информация об агенте

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## Детали объявления

Недвижимость: На продажу  
Цена: USD 206,201.59

## Местоположение

Страна: Франция  
Область: Nouvelle-Aquitaine  
Город: Civray  
Почтовый индекс: 86400  
Добавлено: 15.04.2025  
Описание:

Located in a charming village 9 minutes from Civray, this spacious family home offers 5 bedrooms, including one on the ground floor with a bathroom next to it, ideal for single-level living. It also features a large enclosed garden, perfect for children or pets, newly installed double-glazed windows in 2024, and is connected to mains drains. A peaceful and charming setting, perfect for a family seeking space and tranquility.

### Ground floor

- Entrance hall (1.42m<sup>2</sup>): tiled floor
- Living room (24.66m<sup>2</sup>): tiled floor, wood burning stove, stone
- Hallway (3.35m<sup>2</sup>): tiled floor
- Shower room (5.18m<sup>2</sup>): tiled floor, shower, washbasin, heated towel rail
- Dining room / Bedroom (10.22m<sup>2</sup>): parquet flooring
- Cellar (10.76m<sup>2</sup>): concrete floor, cupboard
- Kitchen (10.95m<sup>2</sup>): tiled, fitted (except fridge)
- WC (1.01m<sup>2</sup>): tiled floor, washbasin
- Room to finish renovating (38m<sup>2</sup>), former garage: oil tank, boiler 2021
- 2 storage rooms

### First floor

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- Landing (6.85m<sup>2</sup>): parquet flooring
- Bedroom (14.05m<sup>2</sup>): parquet flooring
- Bedroom with en-suite shower room (24.46m<sup>2</sup>): parquet floor, shower, washbasin, WC
- Bedroom (9.38m<sup>2</sup>): parquet floor, wardrobe
- Bedroom (9.18m<sup>2</sup>): parquet floor, wardrobe
- Dressing room (2.37m<sup>2</sup>): parquet floor, cupboard
- WC (1.04m<sup>2</sup>): parquet floor

Outside

- Covered terrace facing east
- Courtyard
- Terrace
- Enclosed garden with 2 gates for vehicle access
- Breeze Block workshop with electricity
- All on a surface of 1300m<sup>2</sup>

### **Общие**

Спальни:	5
Ванные комнаты:	2
Готовые кв.м.:	135 кв м
Площадь участка:	1300 кв м
Floor Number:	1

### **Room details**

Total rooms:	6
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### **Building details**

Количество этажей:	1
Orientation:	W

### **Lease terms**

Date Available:

### **Дополнительная информация**

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

### **Contact information**

IMLIX ID: IX7.344.844



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