



## An Attractive 5 Bedroom House With Garden And A Riverside Plot - €175,500



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 202,178.33

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Civray
Почтовый индекс:	86400
Добавлено:	12.03.2025

#### Описание:

A beautiful exposed stone house offering 5 bedrooms (or 4 bedrooms and an additional living room) with a small house to renovate into a gite. A walled garden in front and a very pretty leisure area nearby and on the edge of the river Charente, ideal for fishing or relaxing. Located in a hamlet just 6km from Civray with all its shops and schools. Fiber-optic internet and mains drainage.

#### Ground floor :

Living room 34m<sup>2</sup> Flagstone floor, beams, fireplace  
Corridor 4m<sup>2</sup> Tiled floor  
Bathroom 9m<sup>2</sup> Tiled floor, WC, sink, bathtub, beams  
Bedroom 1 17m<sup>2</sup> Tiled floor, beams  
Bedroom 2 26m<sup>2</sup> Tiled floor (access to upstairs)  
Fitted Kitchen 18m<sup>2</sup> Tiled floor, beams  
Shower Room 9.5m<sup>2</sup> Tiled floor, bidet, sink, shower, WC

Bedroom 3 20m<sup>2</sup> Tiled floor, cellar below (bedroom ceiling to be painted)

Cellar 19m<sup>2</sup> Concrete floor, 2 x hot water tanks. Access to the carport and stairs to the attic

#### Upstairs :

Mezzanine / Bedroom 4 25m<sup>2</sup> Plywood floor, beam (ceiling to be painted), access to the attic too  
Bedroom 5 30m<sup>2</sup> Plywood floor, skylight



WC 2.5m2 Tiled floor, sink

Attic with 2 convertible rooms and 2 skylights

Exterior:

Enclosed garden with vehicle access

Old house to restore with its roof in very good condition. A large room of 50m2 with earth floor, fireplace and attic.

A very pretty leisure plot on the edge of the river Charente 100m away. Shed on site.

## Общие

Спальни:	5
Ванные комнаты:	2
Готовые кв.м.:	177 кв м
Площадь участка:	1349 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:

## Contact information

IMLIX ID: IX7.344.868

