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Stunning Bourgeoise Town House, Stunning Interiors



Emlakçı Bilgisi

İsim:	David Evans
Şirket Adı:	Cle France Ltd
Ülke:	United Kingdom
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Web sitesi:	https://clefrance.co.uk

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 855,327.75

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Civray
Posta kodu:	86400
Yayınlandı:	21.09.2023
Açıklama:	

Have you watched the video? - Magnificent bourgeois house renovated with taste at the water's edge in the centre of Civray. Superb opportunity for a hotel or bed and breakfast activity comprising 9 bedrooms; one on the ground floor, games room, sauna, swimming pool and large grounds with fish keep and private access to the Charente.

- Ground floor:

Entrance: 36.15m2, stone slabs, doors on the street and garden side

Room: 6.56m2, tiled floor, cupboards and water softener

Room: 11.18m2, tiled floor Bedroom 1: 12.12m2, tiled floor, shower area, WC and sink WC: 2.5m2, tiled floor

Small living room/library: 30m2, wooden floor, fireplace

Living room: 60.10m2, stone flags, stone fireplace

Fitted kitchen: 19.59m2, wood burning stove

Rear Kitchen: 19.35m2, tiled floor, cupboards, water heater, oil boiler, sink

Room with Sauna: 17.87m2, tiled floor

Shower room: 3.58m2, tiled floor

Garage: 39.79m2, concrete floor

Pool Technical Room: 12.87m2



Cellar: 79.05m2

- 1st floor:

Landing: 36.15m2

Bedroom 2: 16.47m2, wooden floor Corridor: 2.57m2, tiled floor WC: 2m2

Bathroom: 9.8m2, bath, shower Bedroom 3: 28.93m2, wooden floor

Bedroom 4: 22.78m2, wooden floor Corridor: 2.57m2, tiled floor

Bathroom: 4.82m2

Bedroom 5: 27.6m2

Shower room: 2.53m2

Living room: 30.48m2, wooden floor

Games room: 52.48m2, wooden floor

Landing: 6.8m2 carpet, stairs to rear kitchen

- 2nd Floor:

Landing: 35.15m2, wooden floor

Bedroom 6: 24.5m2, wooden floor

Corridor: 2.5m2, vinyl

Bathroom: 10.8m2, vinyl

Bedroom 7: 22.3m2, wooden floor

Corridor: 3.9m2,

Bedroom 8: 16.7m2, wooden floor

Bathroom: 10.2m2, tiled floor, bath, shower WC: 1.5m2, tiled floor

Bedroom 9: 26.4m2, wooden floor

- 3rd floor:

Landing: 36.15m2

Cupboard

2 Rooms to Renovate of 120m2 in total

- Outside:

Above ground pool

Covered terrace

Courtyard with parking for 4 cars

Large plot of 2130M2 with fish keep and river access

Mains drainage, slate roof

The Vienne department is in the region of Poitou-Charentes. The name of the department comes from the Vienne River and the area benefits from an interesting location that is not far from the Atlantic but also close to the centre of France.

Poitiers is the main town of the French department, with its massive theme park attraction.

The countryside is made up of rolling hills and the climate is mild, similar to the Aquitaine which is considered one of the best climates in France, with mild summers and soft winters. The proximity of the



sea and the mild climate play a major role in the wine growing industry.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Genel Bilgiler

Yatak odası:	9
Banyo:	6
Arazi Büyüklüğü:	2130 m2

Room details

Indoor Features:	Fitted kitchen
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:	
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Ek Bilgiler

Virtual tour URL:	https://www.youtube.com/embed/vxaWGrsloNA
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Contact information

IMLIX ID:	IX4.908.426
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