



€170200 - Pretty town house with beautiful garden and lovely views



Emlakçı Bilgisi

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| İsim: | Christophe GUAY |
| Şirket Adı: | Agence TIC Ruffec |
| Ülke: | France |
| Experience since: | 1985 |
| Hizmet tipi: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefon: | +33 (545) 710-046 |
| Languages: | French |
| Web sitesi: | https://tic-ruffec.com |

İlan Detayları

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|------------|----------------|
| İçin mülk: | Satılık |
| Fiyat: | USD 195,250.51 |

Konum

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|----------------------|--------------------|
| Ülke: | France |
| Eyalet/Bölge/ Şehir: | Nouvelle-Aquitaine |
| Şehir/İlçe: | Civray |
| Yayınlandı: | 13.01.2024 |

Açıklama:

Two-bedroom town house with lovely garden planted with fruit trees. The attic is convertible, with room for 2 bedrooms (double glazing already in place). The house benefits from reversible heat pump central heating, as well as a wood-burning stove in the living room. It is connected to the mains drains and has double-glazed windows. A basement with a garage could be used to convert certain rooms into an independent studio flat. The house is a five-minute walk from Civray town centre, so it is close to all amenities, schools, bars/restaurants and other leisure activities.

Basement

- Room (28m2): concrete floor, sink
- Garage (22m2): concrete floor , electric door
- Storage room (5m2): concrete floor, new water heater



Garden Level

Living room (38m2): parquet flooring, fitted kitchen, wood-burning stove

-Bedroom 1 (15m2): parquet flooring

-Bedroom 2 (13m2): parquet flooring

-Shower room (12m2): tiled floor, WC, washbasin, walk-in shower

-Veranda (10m2): tiled floor, (not heated, but electric plug for a radiator if required)

1st floor

-Convertible attic of 50m2 with two PVC windows and an electric shutter on the road side. Possibility of making two additional bedrooms. Air conditioning ready to connect.

Outside

-Terrace

-Enclosed sloping garden

-15m2 breeze-block shed with electricity

-Beautiful views

-Orchard (peach, apple, walnut, kiwi, chestnut and fig trees)

-Vines

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

Yıl: 1948

Genel Bilgiler

Yatak odası: 2

Banyo: 1



IMLIX

IMLIX Gayrimenkul Pazarı
<https://www.imlix.com/tr/>

Bitmiş metrekare: 73 m2
Arazi Büyüklüğü: 1.425 m2

Room details

Total rooms: 3
Indoor Features: Fitted kitchen

Utility details

Heating: Evet

Building details

Kat Sayısı: 2

Lease terms

Date Available:

Ek Bilgiler

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

Contact information

IMLIX ID: IX5.393.659

