



€149950 - Delightful Riverside Property Offering 3 Bedrooms And Just 2kms From All Commerce



Emlakçı Bilgisi

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

İçin mülk:	Satılık
Fiyat:	USD 176,572.04

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Civray
Yayınlandı:	01.07.2025

Açıklama:

Someone once said "Location, location, location"! Was it perhaps in relation to this 3 bedroom property offering river frontage and being set in a peaceful no-through road location near Civray?

The bright and well maintained living accomodation is found above a large basement area. This enhances the appealing views across the well maintained gardens which lead down to the river Charente. The 3 bedrooms offer space for guests and the family with the master bedroom having its on private shower room with WC.

The house benefits from oil-fired central heating, as well as a fireplace in the living room, the septic tank was installed around 5 years ago and it is located in a quiet hamlet, only 2 km from all amenities.

Basement of 87m2

Upstairs



-Entrance/hallway (8m2): tiled floor

-Fitted kitchen (10m2): tiled floor

-Living room (25m2): linoleum, wood burner, 2 windows with views down to the river

-Bedroom 1 (9m2): linoleum, with views down to the river

-Bedroom 2 (10m2): linoleum, with views down to the river

-Bedroom 3 (10m2) tiled floor, wardrobe, with en-suite shower room (2m2); tiled floor, shower, WC, washbasin

-Bathroom (5m2): tiled floor, washbasin, WC, bath with shower

Outside

-Gardens leading down to the river Charente with around 27m of river frontage

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

Yıl: 1970

Genel Bilgiler

Yatak odası: 3
Banyo: 2
Bitmiş metrekare: 82 m2
Arazi Büyüklüğü: 1.498 m2

Room details

Total rooms: 4
Indoor Features: Fitted kitchen

Utility details

Heating: Evet

Building details

Kat Sayısı: 1

Lease terms



IMLIX

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

Date Available:

Ek Bilgiler

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX7.210.436

