



## Pretty 4 Bedroomed Cottage Near Civray - €138700



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 160,507.62

### Konum

Ülke:	France
Posta kodu:	86400
Yayınlandı:	01.10.2025
Açıklama:	

Attractive character stone cottage, in a quiet hamlet location, and close to the market town of Civray. The property has 4 double bedrooms and 2 shower rooms, a large barn attached and a pretty courtyard garden which is enclosed and easy to maintain.

All the reception rooms on the ground floor have patio doors onto the courtyard, and the 4th bedroom can be accessed from the barn via a staircase and mezzanine, thus lending itself to separate guest accommodation with further development of the barn (subject to relevant permissions).

The property is spacious enough for a family home, but also ideal as an easy-maintenance holiday home. Heating is by way of a reversible heat exchanger system, for winter heating or summer air-conditioning, although radiators are in place if anyone wanted to install central heating.

In detail, the property comprises :

Ground floor:

Entrance hall/ dining room (11m2): wooden floor, patio doors

Fitted and equipped kitchen (14m2): wooden floor, patio doors

Spacious living room (28m2) with room for a dining-table. Tiled floor, patio doors, fireplace with wood burner.

Shower room (6m2): tiled floor, walk-in shower, WC, washbasin

Utility room (2m2): tiled floor, washbasin

Storage room (9m2): tiled floor and access to the barn

Upstairs :

Landing (8m2): parquet floor



Bedroom 1 (10,6m2): parquet floor  
Bedroom 2 (9m2): parquet floor, cupboard  
Shower room (3m2): tiled floor, shower, WC, washbasin  
Bedroom 3 (20m2): parquet floor, cupboard  
Bedroom 4 (22m2): parquet floor  
Outside :  
-Attached barn (45m2) with space to park a car  
-Enclosed garden all on 324m2 with parking area attached  
-Rainwater citerne

## Genel Bilgiler

Yatak odası:	4
Banyo:	2
Bitmiş metrekare:	140 m2
Arazi Büyüklüğü:	324 m2
Floor Number:	1

## Room details

Total rooms:	7
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## Building details

Kat Sayısı:	1
Orientation:	NE

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.682.797

