



## Exclusive 3-Bedroom Property on 2,135 m2 Near Civray 86400 - €129,000



### 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
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Languages:	French
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 151,379.96

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Civray
Posta kodu:	86400
Yayınlandı:	24.04.2026

### Açıklama:

Located just 3 km from Civray, with all shops, schools, and amenities nearby, this charming house offers a peaceful setting with a large garden.

Already benefiting from double glazing, a fitted kitchen, and oil-fired central heating, the property provides a spacious and comfortable living area, including 3 bedrooms and a large landing/office space upstairs.

A lovely terrace adjoining the living room is perfect for enjoying outdoor meals during the summer months.

### Ground Floor:

Entrance: 6 m2 (tiled floor) Living room: 30 m2 (tiled floor, exposed beams, fireplace insert, French doors opening onto the terrace) Fitted kitchen / Dining room: 27 m2 (tiled floor) Hall: 8 m2 (carpet) Utility room: 7 m2 (tiled floor, access to terrace) WC: 2 m2 (tiled floor)

### First Floor:

Landing / Office: 22 m2 (carpet, skylight) Bedroom: 11 m2 (laminated flooring) Bedroom: 11 m2 (laminated flooring) Bedroom: 13 m2 (laminated flooring, built-in wardrobe) Shower room: 6 m2 (tiled floor, washbasin, shower, WC, storage cupboard)

### Exterior:

Covered terrace Garden Courtyard Garage Boiler room Workshop Set on a plot of 2,135 m2



## Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	139 m2
Arazi Büyüklüğü:	2135 m2
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Kat Sayısı:	1
Orientation:	SW

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/AW3yJGvWVEg>

## Contact information

IMLIX ID: IX8.409.152

