



## Small Town House With Garden And River Frontage - €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
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 149,694.09

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Civray
Posta kodu:	86400
Yayınlandı:	11.05.2026

### Açıklama:

Two bedroom property situated near the town centre in Civray. This lovely stone properties benefits from a direct access to the Charente river and a lovely walled garden. Civray is a busy market town with all amenities. The property is an ideal lock up and leave/holiday home, it offers best of both world, within walking distance to amenities and a countryfeel with views over the river and neighbouring gardens.

### Ground floor:

Entrance in Living Room (25 m2): wood burner beams and exposed stones, window, tiled floor, staircase to first floor.

Kitchen (7 m2): french doors to large south facing terrasse

### First floor:

Bedroom (16 m2): window, wooden floor

Shower room (4 m2): tiled floor, wc, shower, hand basin

### Second floor:

Bedroom (20 m2): wooden floor, two windows, nice views over river.

### Exterior:

Large south facing terrace

Workshop (10 m2), access to outside

Lovely walled garden with direct access to the river where you have a canoe launch pad



## Genel Bilgiler

Yatak odası:	2
Banyo:	1
Bitmiş metrekare:	66 m2
Arazi Büyüklüğü:	739 m2
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Kat Sayısı:	1
Orientation:	S

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/LcR32nLLK1M>

## Contact information

IMLIX ID: IX8.446.837

