€149950 - Civray Property For Sale. Town Centre Location With Enclosed Gardens

معلومات الوكيل

اسم:	Christophe GUAY
اسم الشركة:	Agence TIC Ruffec
بلد:	France
Experience since:	1985
نوع الخدمة:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
هاتف:	+33 (545) 710-046
Languages:	French
موقع الكتروني:	https://tic-ruffec.com

تفاصيل الاعلان

عقار لل:	تخفيض السعر
السعر:	EUR 149,950

موقع

بلد:	France
الدولة / المنطقة / المحافظة:	Nouvelle-Aquitaine
مدينة:	Civray
نشر:	05/02/2025
وصف:	

Town centre, South-facing property with a basement, 2 bedrooms and a large bright living room. An enclosed garden with fruit trees. Close to shops, restaurants, schools (from infant school to college) and beautiful green spaces next to the Charente River for walks. The house benefits from double glazing, mains drainage and 2 boilers (a heat pump and oil fired boiler).

On the ground floor:

- Living room (37m2): laminate flooring, pellet stove (brand 'Jotul'), possibility of creating a third bedroom with a simple partition (3rd bedroom previously there). 3 patio doors onto the balcony.

- Entrance (7m2): laminate flooring, cupboard

- Fitted Kitchen (12m2): tiled floor, 2 windows

- Shower room: (8m2); tiled floor, WC, shower, hand basin

-Bedroom 1 (13m2): parquet flooring

Basement: (Possibility of creating an independent apartment)

-Oil boiler & heat pump and a wine store

-Summer kitchen (15m2): concrete floor, heated

-Bedroom 2 (13m2): parquet flooring, heated

Exterior:

-Tiled driveway

-Tiled terrace

-Enclosed garden with fruit trees

-All on a total plot size of 995m2

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

بنيت:	1960

مشترك

غرف نوم:	2
الحمامات:	1
تشطيب قدم مربع:	105 م
حجم كبير:	995 م

Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

Building details

عدد الطوابق:	2

Lease terms

Date Available:

Contact information

IX6.644.991   IMLIX ID: