



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



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 149,950

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Civray
Veröffentlicht:	05.02.2025

Beschreibung:

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

Gebaut: 1960

Allgemein

Schlafzimmer:	2
Badezimmer:	1
Fertige m ² :	105 m ²
Grundstücksgröße:	995 m ²

Zimmerdetails

Zimmer insgesamt:	3
Innenausstattung:	Fitted kitchen

Gebäudedetails

Anzahl Etagen:	2
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Mietbedingungen



Verfügbar ab:

Kontaktinformation

IMLIX ID:

IX6.644.991

