



€287230 - Charming property comprising a main house and two gites



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 287,230

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Civray
Veröffentlicht:	12.02.2025

Beschreibung:

This charming holiday gite property consists of a three-bedroom stone-built main house and two additional two-bedroom gites. Nestled in a peaceful hamlet near Civray, it is located at the end of a quiet cul-de-sac, offering stunning views over the surrounding countryside. Perfectly designed for those seeking a tranquil lifestyle, this property provides a relaxing retreat for both owners and guests.

In detail, the main house comprises

Ground floor:

-Fitted kitchen (17m²): tiled floor, beams

Lounge (20m²): wooden floor, wood-burning stove, beams

-WC (2m²): tiled floor, washbasin



-Bedroom/study (15m²): wooden floor

-Shower room (4m²): Italian shower, washbasin

-Cellar (15m²): tiled floor

First floor:

-Landing (17m²): wooden floor, exposed stonework

-Bedroom 1 (24m²): wooden floor, beams

-Bedroom 2 (13m²): wooden floor

-Bedroom 3 (16m²): wooden floor, beams

-WC (3m²): wooden floor, washbasin

Outside :

-Storeroom

-Parking: space for one car

-Two small outbuildings

-Laundry room

-Garden with beautiful views

-Carport / wood storage

Gite 1 comprising

Ground floor:

-Living room (25m²): wooden floor, fitted kitchen area

-Bedroom 1 (6m²): wooden floor

-Bedroom 2 (10m²): wooden floor

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



-Attic not suitable for conversion

-Garden

Gite 2, situated at the back with its own access and garden, comprising

Ground floor:

-Living room (32.78m²): cement floor, French windows (entrance), fireplace with wood burner

-Kitchen (19.86m²): concrete floor, window, staircase to first floor

-Room to renovate (12.53m²): concrete floor

-Room to renovate (6.76m²): carpet

-Space to renovate (30m²) comprising 3 rooms with access to the garage: water point, old bathroom with window, door to garden, 2 small windows.

The areas to be renovated are separate from the gite and could possibly make a 4th gite.

First floor:

-Bedroom (18m²): wooden floor, window

-Bedroom (20.51m²): wooden floor, window

-Corridor (10.53m²): wooden floor

-Bathroom (6.67m²): Italian shower, washbasin, WC, linoleum

-Corridor (3.5m²): wooden floor

Outside:

-Garage for one car

-Garden

Land on other side of cul-de-sac



The whole on a surface of 2099m2

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

Allgemein

Schlafzimmer:	7
Badezimmer:	3
Fertige m ² :	354 m ²
Grundstücksgröße:	2.099 m ²

Zimmerdetails

Zimmer insgesamt:	11
Innenausstattung:	Fitted kitchen

Gebäudedetails

Anzahl Etagen:	2
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX6.653.600

