



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



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 149,950

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Civray
Δημοσιεύθηκε:	05/02/2025

Περιγραφή:

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

Κατασκευάστηκε: 1960

Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	105 τ.μ
Μέγεθος αυλής:	995 τ.μ

Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

Building details

Αριθμός ορόφων:	2
-----------------	---



IMLIX

IMLIX αγορά ακινήτων
<https://www.imlix.com/el/>

Lease terms

Date Available:

Contact information

IMLIX ID:

IX6.644.991

