



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



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 287,230

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Civray
Δημοσιεύθηκε:	12/02/2025

Περιγραφή:

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

Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	354 τ.μ
Μέγεθος αυλής:	2.099 τ.μ

Room details

Total rooms:	11
Indoor Features:	Fitted kitchen

Building details

Αριθμός ορόφων:	2
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Lease terms

Date Available:

Contact information

IMLIX ID: IX6.653.600

