



€175500 - 5-Bedroom Family House with Large Enclosed Garden



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:	USD 199,797.54

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Civray
Δημοσιεύθηκε:	22/04/2025

Περιγραφή:

Located in a charming village, this spacious family home offers 5 bedrooms, including one on the ground floor with a bathroom next to it, ideal for single-level living. It also features a large enclosed garden, perfect for children or pets, newly installed double-glazed windows in 2024, and is connected to mains drains. A peaceful and charming setting, perfect for a family seeking space and tranquility.

Ground floor

- Entrance hall (1.42m2): tiled floor
- Living room (24.66m2): tiled floor, wood burning stove, stone
- Hallway (3.35m2): tiled floor
- Shower room (5.18m2): tiled floor, shower, washbasin, heated towel rail



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- Dining room / Bedroom (10.22m²): parquet flooring
 - Cellar (10.76m²): concrete floor, cupboard
 - Kitchen (10.95m²): tiled, fitted (except fridge)
 - WC (1.01m²): tiled floor, washbasin
 - Room to finish renovating (38m²), former garage: oil tank, boiler 2021
 - 2 storage rooms

First floor

- Landing (6.85m²): parquet flooring
- Bedroom (14.05m²): parquet flooring
- Bedroom with en-suite shower room (24.46m²): parquet floor, shower, washbasin, WC
- Bedroom (9.38m²): parquet floor, wardrobe
- Bedroom (9.18m²): parquet floor, wardrobe
- Dressing room (2.37m²): parquet floor, cupboard
- WC (1.04m²): parquet floor

Outside

- Covered terrace facing east
- Courtyard
- Terrace
- Enclosed garden with 2 gates for vehicle access
- Breeze Block workshop with electricity
- All on a surface of 1300m²



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

Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	135 τ.μ
Μέγεθος αυλής:	1.3 τ.μ

Room details

Total rooms:	6
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Building details

Αριθμός ορόφων:	2
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Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX6.828.613
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