



## €201595 - For Sale In Civray Beautiful 3-Bedroom Town House with Garage and Garden



### Info Agente

Nombre:	Christophe GUAY
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País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 201,595

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Civray
Publicado:	10/12/2024

### Descripción:

Beautiful house located in Civray, just a few minutes' walk from the town centre. Close to all shops and amenities, this house offers plenty of living space both inside and outside, with its lovely enclosed garden. The house is in fantastic condition, benefits from oil-fired central heating and is connected to mains drainage. Inside, there are already 3 completed bedrooms, but there is still space in the attic to make more if a large family, for example, wishes to move in. 12 new solar panels produce electricity which can be consumed and any excess resold to the grid. A perfect opportunity to acquire an old property with potential in the heart of a dynamic town!

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### Ground floor

-Fitted kitchen (24m<sup>2</sup>): parquet flooring, central island

-Entrance hall (7m<sup>2</sup>): tiled floor

-Bathroom (8m<sup>2</sup>): tiled floor, WC, double washbasin, walk-in shower, bath, heated towel rail



-Rear Lobby (7m<sup>2</sup>): lino (cellar below)

-WC (1m<sup>2</sup>): tiled floor

-Dining room (26m<sup>2</sup>): carpet, electric wood stove, electric radiator, open to:

-Sitting Room (27m<sup>2</sup>): carpet, electric stove, electric radiator

-Bedroom 1 (18m<sup>2</sup>): carpet, door to garden

-Bedroom 2 (12m<sup>2</sup>) with dressing room (8m<sup>2</sup>): carpet in both rooms, the bedroom then leads to a conservatory (12m<sup>2</sup>): tiled floor, cosy electric underfloor heating, remote-controlled electric canopy and views across the gardens.

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## 1st floor

-Guest Bedroom 3 (18m<sup>2</sup>): carpet - Shower room (3m<sup>2</sup>): linoleum, shower, WC, washbasin -Dressing room/lounge (3m<sup>2</sup>): lino. This could serve as a Bed & Breakfast renting room if income generation was a consideration and has its own staircase from the sitting room.

-Study/bedroom accessed from a second stairs in a hallway off the sitting room(13m<sup>2</sup>): lino, velux window, 6m<sup>2</sup> cupboard/store room which leads to -Attic area with good head height and space for 3 more bedrooms.

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## Outside

-Attached garage of 17m<sup>2</sup> for one car, with boiler and tank, electric wall-mounted Hager Witty 7.4kW car charger, laundry area and attic with useful office.

-Enclosed garden

-Garden shed and wooden shed

-Round flagstone terrace

2 taps

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Information on the risks to which this property is exposed is available on the Georisques website:



[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	176 m2
Tamaño del lote:	980 m2

## Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Sí
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## Building details

Número de plantas:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.487.259

