



## €222000 - Beautiful Town House - Great Potential for Chambres d'Hotes

### اطلاعات مشاور املاک

Christophe GUAY	نام:
Agence TIC Ruffec	نام شرکت:
France	کشور:
1985	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
+33 (545) 710-046	تلفن ثابت:
French	Languages:
<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>	وب سایت:



### توضیحات آگهی

فروش  
EUR 222,000  
آگهی برای:  
قیمت:

### اطلاعات مکانی

کشور:  
استان:  
شهر:  
تاریخ آگهی:  
توضیحات:  
France  
Nouvelle-Aquitaine  
Civray  
2025/01/08

Town house / 'Maison de Maitre' with 5 bedrooms and the potential to make additional bedrooms. Situated in the town of Civray, close to all amenities and schools, this house is connected to mains drainage and benefits from oil-fired central heating on the ground and 1st floor. The rooms are large and bright, and many of them have retained their original character. You can make the most of the fine weather with the small private garden, the lovely open summer lounge on the ground floor and the covered terrace on the 1st floor. The house is immediately habitable and is ideal for a chambre d'hotels / AirBnB project or for a large family.

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Ground floor :

-Entrance hall (8m2): parquet flooring

-Fitted kitchen (26m2): parquet flooring

-(cellar below 50m2)



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1st floor :

-Landing (2m2): wooden floor

-Bedroom 1 (27m2) with Bathroom (7.5m2): wooden floor, bath with shower, WC, washbasin. The bathroom is accessible from bedroom 1 or from the landing.

-Corridor (6m2): wooden floor

-Bedroom 2 / Living room (18m2): wooden floor

-Bedroom 3 (14m2): wooden floor, washbasin, access direct to 1st floor attic and covered terrace

-WC (2m2): wooden floor, washbasin

-Convertible attic (30m2): wooden floor, accessible via bedroom 3 or the summer lounge and leading onto a 31m2 covered terrace (new roof)

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2nd floor (no oil central heating) :

-Landing (2m2): wooden floor

-Bedroom 4 (23m2): wooden floor, stone walls and exposed beams

-Bathroom (7.5m2): wooden floor, bath with shower, WC, double washbasin

-Kitchenette (5m2): wooden floor

-Bedroom 5 (21m2): wooden floor, exposed beams and attic mezzanine

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Outside :

-Garage for one car with attic above

-2nd Garage for one car

-3 small storerooms

-Boiler room



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<https://www.imlix.com/fa/>

-Enclosed private courtyard

-Covered terrace / Summer lounge with concrete floor + 1m2 WC (tiled floor and washbasin) and 2m2 shower room (tiled floor)

-Storeroom / Workshop

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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)

### اطلاعات عمومی

5 اتاق خواب:  
3 اتاق خواب:  
201 متر فوت مربع تمام شده:  
392 متر زیر بنا:

### Room details

7 Total rooms:  
Fitted kitchen Indoor Features:

### Utility details

بله Heating:

### Building details

3 تعداد طبقات:

### Lease terms

Date Available:

### Contact information

IX6.550.761

IMLIX ID:

