



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

### 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 149,950  
آگهی برای:  
قیمت:

### اطلاعات مکانی

کشور:  
استان:  
شهر:  
تاریخ آگهی:  
توضیحات:  
France  
Nouvelle-Aquitaine  
Civray  
2025/02/05

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).

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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

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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

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Exterior:

-Tiled driveway

-Tiled terrace

-Enclosed garden with fruit trees

-All on a total plot size of 995m2

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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)

1960

ساخته:

## اطلاعات عمومی

2

اتاق خواب:

1

اتاق خواب:

105 متر

فوت مربع تمام شده:

995 متر

زیر بنا:

## Room details

3

Total rooms:

Fitted kitchen

Indoor Features:

## Building details

2

تعداد طبقات:

## Lease terms

Date Available:



IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

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**Contact information**

IX6.644.991

IMLIX ID:

