



## €60000 - Barn Conversion With Garden And Attached Barn. Close To Civray



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | Christophe GUAY   |
| Nom de compagnie: | Agence TIC Ruffec   |
| Pays:             | France  |
| Expérience since: | 1985  |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Téléphone:        | +33 (545) 710-046   |
| Languages:        | French  |
| Site web:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Détails de l'annonce

|              |            |
|--------------|------------|
| Propriété à: | Vendre     |
| Prix:        | EUR 60,000 |

### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville:                | Civray             |
| Soumis:               | 19/11/2024         |

### Description:

Barn conversion with lots of character and a bright living room. The property is located in a quiet hamlet, but less than two kilometres from the market town of Civray. This house offers great possibilities for expansion thanks to its very large attached barn.

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-Fitted kitchen (25m<sup>2</sup>): parquet flooring, exposed beams

-Lounge (42m<sup>2</sup>): tiled floor, wood burner, exposed beams, bay window

-Bedroom 1 (19m<sup>2</sup>): tiled floor (no window)

-Bedroom (16m<sup>2</sup>): tiled floor (no window) with private shower room (5m<sup>2</sup>): tiled floor, WC, shower, washbasin

Living room (29m<sup>2</sup>): tiled floor, wood-burning stove, stone and exposed beams



- Bathroom (14m<sup>2</sup>): tiled floor, bath, washbasin, WC, connections for washing machine, exposed stones
- Pantry (15m<sup>2</sup>): concrete floor with access to barn

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## Exterior

- Adjoining barn (280m<sup>2</sup>)
- Attached Garden on approximately half an acre

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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)

## Commun

|                   |                      |
|-------------------|----------------------|
| Chambres:         | 2                    |
| Salle de bains:   | 2                    |
| Pied carré fini:  | 150 m <sup>2</sup>   |
| Dimesions du lot: | 2.299 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 5              |
| Indoor Features: | Fitted kitchen |

## Building details

|                         |   |
|-------------------------|---|
| Nombre de pieds carrés: | 1 |
|-------------------------|---|

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.399.292

