



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



### Information de l'agent

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Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 222,000

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Soumis:	08/01/2025

#### Description:

Town house / 'Maison de Maître' 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'hotes / AirBnB project or for a large family.

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#### Ground floor :

- Entrance hall (8m<sup>2</sup>): parquet flooring
- Fitted kitchen (26m<sup>2</sup>): parquet flooring
- (cellar below 50m<sup>2</sup>)



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1st floor :

-Landing (2m<sup>2</sup>): wooden floor

-Bedroom 1 (27m<sup>2</sup>) with Bathroom (7.5m<sup>2</sup>): wooden floor, bath with shower, WC, washbasin. The bathroom is accessible from bedroom 1 or from the landing.

-Corridor (6m<sup>2</sup>): wooden floor

-Bedroom 2 / Living room (18m<sup>2</sup>): wooden floor

-Bedroom 3 (14m<sup>2</sup>): wooden floor, washbasin, access direct to 1st floor attic and covered terrace

-WC (2m<sup>2</sup>): wooden floor, washbasin

-Convertible attic (30m<sup>2</sup>): wooden floor, accessible via bedroom 3 or the summer lounge and leading onto a 31m<sup>2</sup> covered terrace (new roof)

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2nd floor (no oil central heating) :

-Landing (2m<sup>2</sup>): wooden floor

-Bedroom 4 (23m<sup>2</sup>): wooden floor, stone walls and exposed beams

-Bathroom (7.5m<sup>2</sup>): wooden floor, bath with shower, WC, double washbasin

-Kitchenette (5m<sup>2</sup>): wooden floor

-Bedroom 5 (21m<sup>2</sup>): 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

-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)

## Commun

Chambres:	5
Salle de bains:	3
Pied carré fini:	201 m <sup>2</sup>
Dimesions du lot:	392 m <sup>2</sup>

## Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Oui
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## Building details

Nombre de pieds carrés:	3
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.550.761
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