



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



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 222,000

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Civray
Feladta:	2025. 01. 08.

Leírás:

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.

Ground floor :

- Entrance hall (8m²): parquet flooring
- Fitted kitchen (26m²): parquet flooring
- (cellar below 50m²)



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)

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

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

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Gyakori

Hálósobák:	5
Fürdőszobák:	3
Kész négyzetméter:	201 nm
Telekméret:	392 nm

Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

Utility details

Heating:	Yes
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Building details

Emeletek száma:	3
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Lease terms

Date Available:

Contact information

IMLIX ID: IX6.550.761

