



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



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 149,950

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Civray
Feladta:	2025. 02. 05.

Leírás:

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).

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

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

Exterior:

-Tiled driveway

-Tiled terrace

-Enclosed garden with fruit trees

-All on a total plot size of 995m2

Information on the risks to which this property is exposed is available on the Georisques website:

www.georisques.gouv.fr

Built: 1960

Gyakori

Hálósobák: 2

Fürdőszobák: 1

Kész négyzetméter: 105 nm

Telekméret: 995 nm

Room details

Total rooms: 3

Indoor Features: Fitted kitchen

Building details

Emeletek száma: 2

Lease terms

Date Available:



IMLIX

IMLIX ingatlanpiac
<https://www.imlix.com/hu/>

Contact information

IMLIX ID:

IX6.644.991

