



## €287230 - Charming property comprising a main house and two gites



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 287,230

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Civray
Feladta:	2025. 02. 12.

#### Leírás:

This charming holiday gite property consists of a three-bedroom stone-built main house and two additional two-bedroom gites. Nestled in a peaceful hamlet near Civray, it is located at the end of a quiet cul-de-sac, offering stunning views over the surrounding countryside. Perfectly designed for those seeking a tranquil lifestyle, this property provides a relaxing retreat for both owners and guests.

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In detail, the main house comprises

#### Ground floor:

-Fitted kitchen (17m<sup>2</sup>): tiled floor, beams

Lounge (20m<sup>2</sup>): wooden floor, wood-burning stove, beams

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

-Bedroom/study (15m<sup>2</sup>): wooden floor



-Shower room (4m<sup>2</sup>): Italian shower, washbasin

-Cellar (15m<sup>2</sup>): tiled floor

First floor:

-Landing (17m<sup>2</sup>): wooden floor, exposed stonework

-Bedroom 1 (24m<sup>2</sup>): wooden floor, beams

-Bedroom 2 (13m<sup>2</sup>): wooden floor

-Bedroom 3 (16m<sup>2</sup>): wooden floor, beams

-WC (3m<sup>2</sup>): wooden floor, washbasin

Outside :

-Storeroom

-Parking: space for one car

-Two small outbuildings

-Laundry room

-Garden with beautiful views

-Carport / wood storage

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Gite 1 comprising

Ground floor:

-Living room (25m<sup>2</sup>): wooden floor, fitted kitchen area

-Bedroom 1 (6m<sup>2</sup>): wooden floor

-Bedroom 2 (10m<sup>2</sup>): wooden floor

-Shower room (6m<sup>2</sup>): tiled floor, large shower, washbasin, WC



-Attic not suitable for conversion

-Garden

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Gite 2, situated at the back with its own access and garden, comprising

Ground floor:

-Living room (32.78m<sup>2</sup>): cement floor, French windows (entrance), fireplace with wood burner

-Kitchen (19.86m<sup>2</sup>): concrete floor, window, staircase to first floor

-Room to renovate (12.53m<sup>2</sup>): concrete floor

-Room to renovate (6.76m<sup>2</sup>): carpet

-Space to renovate (30m<sup>2</sup>) comprising 3 rooms with access to the garage: water point, old bathroom with window, door to garden, 2 small windows.

The areas to be renovated are separate from the gite and could possibly make a 4th gite.

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First floor:

-Bedroom (18m<sup>2</sup>): wooden floor, window

-Bedroom (20.51m<sup>2</sup>): wooden floor, window

-Corridor (10.53m<sup>2</sup>): wooden floor

-Bathroom (6.67m<sup>2</sup>): Italian shower, washbasin, WC, linoleum

-Corridor (3.5m<sup>2</sup>): wooden floor

Outside:

-Garage for one car

-Garden

Land on other side of cul-de-sac



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The whole on a surface of 2099m<sup>2</sup>  
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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)

## Gyakori

Hálósobák:	7
Fürdőszobák:	3
Kész négyzetméter:	354 nm
Telekméret:	2.099 nm

## Room details

Total rooms:	11
Indoor Features:	Fitted kitchen

## Building details

Emeletek száma:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.653.600

