



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



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 222,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Publicato:	08/01/2025

### Descrizione:

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.

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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)

## Comune

Camere da letto:	5
Bagni:	3
Finito piedi quadrati:	201 mq
Dimensione del lotto:	392 mq

## Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Si
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## Building details

Numero di piani:	3
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.550.761

