



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



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
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 149,950

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Civray
Publicato:	05/02/2025

Descrizione:

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

Costruito: 1960

Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	105 mq
Dimensione del lotto:	995 mq

Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

Building details

Numero di piani:	2
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Lease terms



IMLIX

Mercato Immobiliare IMLIX
<https://www.imlix.com/it/>

Date Available:

Contact information

IMLIX ID:

IX6.644.991

