



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



Agent Info

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Listing details

Property for:	Sale
Price:	EUR 287,230

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Civray
Posted:	Feb 12, 2025

Description:

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.

In detail, the main house comprises

Ground floor:

-Fitted kitchen (17m2): tiled floor, beams

Lounge (20m2): wooden floor, wood-burning stove, beams

-WC (2m2): tiled floor, washbasin

-Bedroom/study (15m2): wooden floor



-Shower room (4m²): Italian shower, washbasin

-Cellar (15m²): tiled floor

First floor:

-Landing (17m²): wooden floor, exposed stonework

-Bedroom 1 (24m²): wooden floor, beams

-Bedroom 2 (13m²): wooden floor

-Bedroom 3 (16m²): wooden floor, beams

-WC (3m²): wooden floor, washbasin

Outside :

-Storeroom

-Parking: space for one car

-Two small outbuildings

-Laundry room

-Garden with beautiful views

-Carport / wood storage

Gite 1 comprising

Ground floor:

-Living room (25m²): wooden floor, fitted kitchen area

-Bedroom 1 (6m²): wooden floor

-Bedroom 2 (10m²): wooden floor

-Shower room (6m²): tiled floor, large shower, washbasin, WC



-Attic not suitable for conversion

-Garden

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

Ground floor:

-Living room (32.78m²): cement floor, French windows (entrance), fireplace with wood burner

-Kitchen (19.86m²): concrete floor, window, staircase to first floor

-Room to renovate (12.53m²): concrete floor

-Room to renovate (6.76m²): carpet

-Space to renovate (30m²) 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.

First floor:

-Bedroom (18m²): wooden floor, window

-Bedroom (20.51m²): wooden floor, window

-Corridor (10.53m²): wooden floor

-Bathroom (6.67m²): Italian shower, washbasin, WC, linoleum

-Corridor (3.5m²): wooden floor

Outside:

-Garage for one car

-Garden

Land on other side of cul-de-sac



The whole on a surface of 2099m2

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

Common

Bedrooms:	7
Bathrooms:	3
Finished sq. ft.:	354 sq m
Lot Size:	2.099 sq m

Room details

Total rooms:	11
Indoor Features:	Fitted kitchen

Building details

Number of Floors:	2
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.653.600
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