



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



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	EUR 149,950

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Civray
Добавлено:	05.02.2025

Описание:

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

Построен: 1960

Общие

Спальни:	2
Ванные комнаты:	1
Готовые кв.м.:	105 кв м
Площадь участка:	995 кв м

Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

Building details

Количество этажей:	2
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Lease terms

Date Available:



IMLIX

IMLIX Рынок недвижимости
<https://www.imlix.com/ru/>

Contact information

IMLIX ID:

IX6.644.991

