



## €175500 - 5-Bedroom Family House with Large Enclosed Garden



### 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:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 199,797.54 |

### Местоположение

|            |                    |
|------------|--------------------|
| Страна:    | Франция            |
| Область:   | Nouvelle-Aquitaine |
| Город:     | Civray             |
| Добавлено: | 22.04.2025         |

#### Описание:

Located in a charming village, this spacious family home offers 5 bedrooms, including one on the ground floor with a bathroom next to it, ideal for single-level living. It also features a large enclosed garden, perfect for children or pets, newly installed double-glazed windows in 2024, and is connected to mains drains. A peaceful and charming setting, perfect for a family seeking space and tranquility.

#### Ground floor

- Entrance hall (1.42m2): tiled floor
- Living room (24.66m2): tiled floor, wood burning stove, stone
- Hallway (3.35m2): tiled floor
- Shower room (5.18m2): tiled floor, shower, washbasin, heated towel rail
- Dining room / Bedroom (10.22m2): parquet flooring



- Cellar (10.76m<sup>2</sup>): concrete floor, cupboard
  - Kitchen (10.95m<sup>2</sup>): tiled, fitted (except fridge)
  - WC (1.01m<sup>2</sup>): tiled floor, washbasin
  - Room to finish renovating (38m<sup>2</sup>), former garage: oil tank, boiler 2021
  - 2 storage rooms
- 

## First floor

- Landing (6.85m<sup>2</sup>): parquet flooring
  - Bedroom (14.05m<sup>2</sup>): parquet flooring
  - Bedroom with en-suite shower room (24.46m<sup>2</sup>): parquet floor, shower, washbasin, WC
  - Bedroom (9.38m<sup>2</sup>): parquet floor, wardrobe
  - Bedroom (9.18m<sup>2</sup>): parquet floor, wardrobe
  - Dressing room (2.37m<sup>2</sup>): parquet floor, cupboard
  - WC (1.04m<sup>2</sup>): parquet floor
- 

## Outside

- Covered terrace facing east
- Courtyard
- Terrace
- Enclosed garden with 2 gates for vehicle access
- Breeze Block workshop with electricity
- All on a surface of 1300m<sup>2</sup>



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)

## Общие

|                  |          |
|------------------|----------|
| Спальни:         | 5        |
| Ванные комнаты:  | 2        |
| Готовые кв.м.:   | 135 кв м |
| Площадь участка: | 1.3 кв м |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Building details

|                    |   |
|--------------------|---|
| Количество этажей: | 2 |
|--------------------|---|

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX6.828.613

