



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



Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 149,950

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Civray
Yayınlandı:	05.02.2025

Açıklama:

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

Yıl: 1960

Genel Bilgiler

Yatak odası:	2
Banyo:	1
Bitmiş metrekare:	105 m2
Arazi Büyüklüğü:	995 m2

Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

Building details

Kat Sayısı:	2
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Lease terms

Date Available:



IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

Contact information

IMLIX ID:

IX6.644.991

