



Ref: A38137SE86

Price: 189 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (175 000 EUR without fees)

#### Classic Townhouse B&B with garden and garages, walking distance to market, all amenities



# INFORMATION

Town: Civray

Department: Vienne

Bed: 5

3 Bath:

Floor: 200 m<sup>2</sup>

Plot Size: 392 m<sup>2</sup>







### IN BRIEF

The road is a quiet rural town road ... This classic traditional B&B 5 bed town house with romantique balcony and party space, garages and enclosed courtyard garden, offers the ideal French country town getaway with all amenities easy to walk to. The very attractive elegant market town of Civray offers so much - outdoor market, local swimming pool, cinema, music evenings, bars, restaurants, banks etc. and is on the river to boot! Poitiers with its airports, hospital and big shopping is only 60kms. What's not to love!

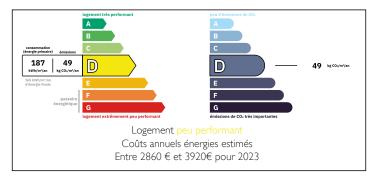








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### LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

A chic French country town getaway offering versatile and unlimited possibilities. I particularly love the outside space with its romantic balcony - very French!

Ground Floor - original wood floor throughout - large windows offering light welcoming rooms.

The main entrance 10.55m<sup>2</sup> with original staircase leads to

Kitchen  $27m^2$  - original wall cupboard and lovely exposed stone and beams

Living Room 28m<sup>2</sup> with original decorative fireplace (non-functioning)

The original wood door to the rear of the entrance takes you through to a delightul covered outdoor space and the garden. Ideal party room!

WC

Shower Room

Access to Outbuildings approx 40m<sup>2</sup> on 2 levels for further exploitation if desired.

Stairs to romantic balcony overlooking the courtyard garden  $33\text{m}^2$ 

Back inside house

1st Floor landing leading to

Bedroom 28 m<sup>2</sup> with door en-suite to bathroom 7.65m<sup>2</sup>

- bath, shower over, sink and WC

mini hallway 5.33m² to private appartment containing 2 rooms (Bedroom 14m², with hand basin, to back elevation and Salon/Bedroom 18m², to front elevation.

Separate WC

#### 2nd Floor

Stairs lead up to original attic now transformed into 2 large bedrooms with bathroom and kitchenette. Lovely exposed beams, wood floors and wood double-glazed windows.

Bedroom I measures approx 26m<sup>2</sup>

Bedroom 2 approx 22m² with mezzanine niche for extra mattress or child's space

Kitchenette 5.10m<sup>2</sup> with fitted units and fridge

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