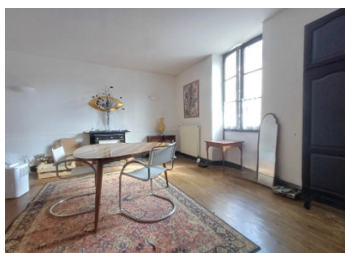


Classic Townhouse B&B with garden and garages, walking distance to market, all amenities



## INFORMATION

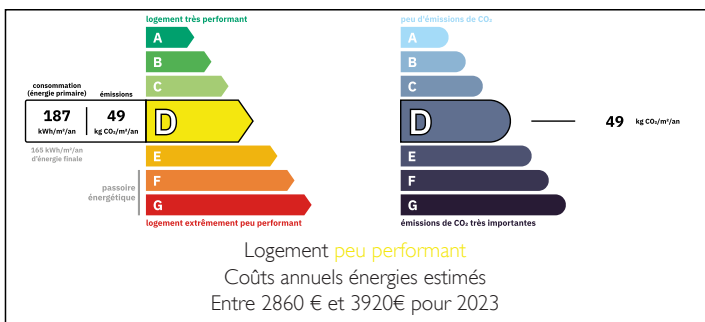
Town:	Civray
Department:	Vienne
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	392 m2



## IN BRIEF

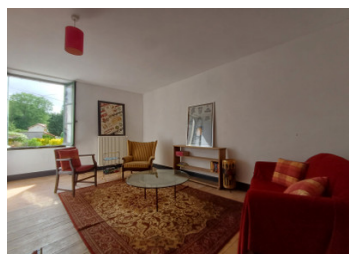
The road is a quiet rural town road ... This classic traditional B&B 5 bed town house with romantique balcony and party space, garages and enclosed courtyard garden, offers the ideal French country town getaway with all amenities easy to walk to. The very attractive elegant market town of Civray offers 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!

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## 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<sup>2</sup> - 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 delightful 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 33m<sup>2</sup>

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 5.33m<sup>2</sup> to private apartment containing 2 rooms (Bedroom 14m<sup>2</sup>, with hand basin, to back elevation and Salon/Bedroom 18m<sup>2</sup>, 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 1 measures approx 26m<sup>2</sup>

Bedroom 2 approx 22m<sup>2</sup> with mezzanine niche for extra mattress or child's space

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