

## Character home with landscaped grounds, 2 gîtes and a swimming pool at Civray



## INFORMATION

Town:	Civray
Department:	Vienne
Bed:	4
Bath:	3
Floor:	177 m <sup>2</sup>
Plot Size:	3799 m <sup>2</sup>

## IN BRIEF

Charming Manor – A Little Gem in Its Green Setting – Civray

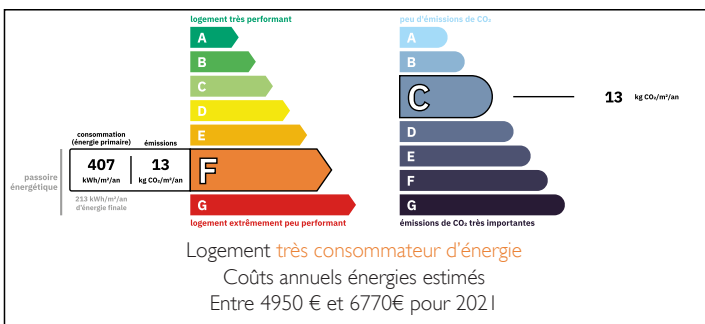
Just 2 minutes from the town center and supermarkets, this charming manor is nestled in the heart of a wooded park.

An unusual estate featuring two cottages (one in need of renovation) and a swimming pool—perfect for hospitality projects or simply enjoying the gentle pace of life.

The arrival is full of charm: after passing through the gate, a tree-lined path leads you past the pool, before revealing the stone house with its elegant slate roof.

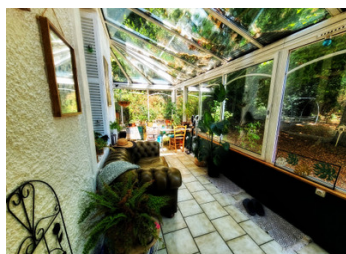
A unique place where authenticity and serenity combine, just a stone's throw from all amenities.

## 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.



## DESCRIPTION

Charming Manor – A Little Gem in Its Green Setting  
– Civray

Just 2 minutes from the town center and supermarkets, this charming manor is nestled in the heart of a wooded park. An unusual estate featuring two cottages (one in need of renovation) and a saltwater swimming pool—perfect for hospitality projects or simply enjoying the gentle pace of life.

The arrival is full of charm: after passing through the gate, a tree-lined path leads you past the pool before revealing the stone house with its elegant slate roof. A unique place where authenticity and serenity combine, just a stone's throw from all amenities.

Main House:

Entrance hall

Fitted kitchen with laundry area

Living and dining room with oak parquet flooring

WC

Conservatory

First Floor:

3 bedrooms, two with en-suite bathrooms and WC

Second Floor:

Spacious master suite (35 m<sup>2</sup> / 377 sq ft) with bathroom and WC

Basement:

Wine cellar

Outside:

## LOCAL TAXES

Taxe habitation: EUR

## NOTES