

Elegant 6 bedroom mansion with river frontage close to the centre of Civray with business potential

EXCLUSIVE



## INFORMATION

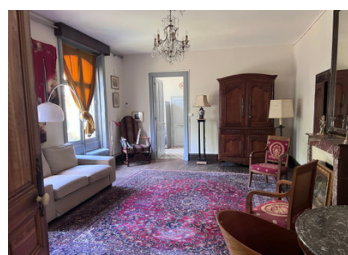
Town:	Civray
Department:	Vienne
Bed:	6
Bath:	3
Floor:	313 m <sup>2</sup>
Plot Size:	1272 m <sup>2</sup>

## IN BRIEF

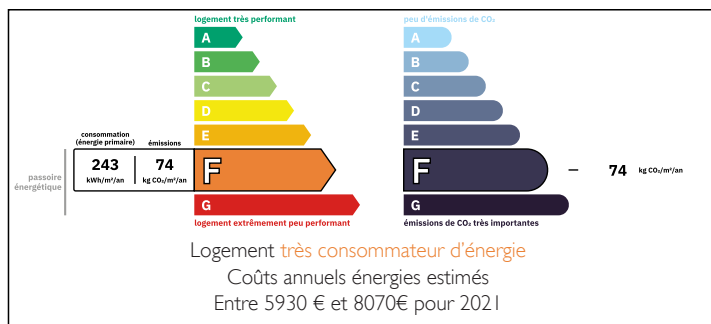
This beautiful house sits majestically on the banks of the Charente in the heart of the charming market town of Civray.

On a quiet street, a few minutes walk from the town square and with over 100m of river frontage at the rear of the house, perfect for fishing.

This six bedroomed house is in excellent condition and would make a comfortable spacious family home or could be converted to a chambre d'hote.



## ENERGY - DPE



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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

On entering through the imposing wooden door at the front of the house, the cool tiled hall goes straight through the house to the garden at the rear.

The original tiles and ornate plasterwork of the entrance hall sets the scene for the rest of this grand building.

Original glazed wooden doors lead from the hallway on each side. The salon is found on the left of the hallway with two sets of glazed doors that lead into the bright conservatory. This room has a fireplace, a parquet floor, an opulent crystal chandelier is set in an ornate plaster ceiling rose. Bifolding glass doors lead to the formal dining room which also has two sets of glazed doors into the conservatory, a huge ornate chandelier in intricate plaster ceiling rose, fireplace with mirror over, built in cupboards and bookcase with glass door, parquet flooring and a door leading to the kitchen/dining room.

The kitchen has a range of stainless steel cupboards with integrated dishwasher. Two large windows give a street view.

Flagstone flooring has a patina from over a hundred years of use when this part of the house would have been the domain of the kitchen staff. The large space now gives plenty of room for a dining and informal living area.

On the other side of the hallway, a formal sitting room with two windows looking out over the garden, fireplace and integrated cupboards, leads to the back kitchen, with access to the garden. This small...

## LOCAL TAXES

Taxe foncière: 1450 EUR

Taxe habitation: EUR

## NOTES