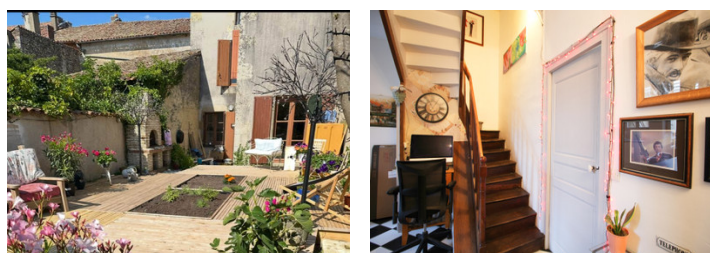


Spacious family townhouse with 5 bedrooms, 3 bathrooms, and a private, not-overlooked garden

EXCLUSIVE



INFORMATION

Town:	Civray
Department:	Vienne
Bed:	5
Bath:	3
Floor:	170 m2
Plot Size:	183 m2

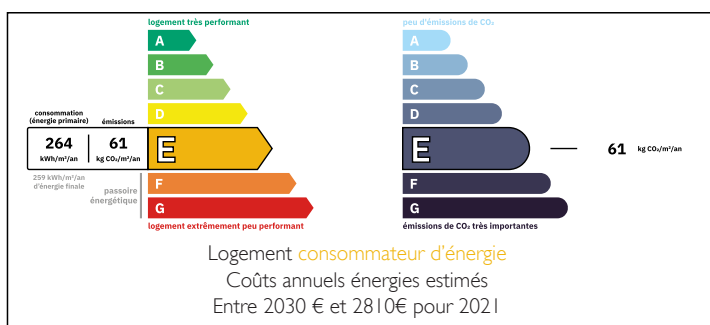
IN BRIEF

Whether you're looking for a charming Chambre d'Hôtes, a spacious holiday home, or a comfortable family residence, this property could be the perfect fit.

It offers five generous bedrooms and three bathrooms, along with a cosy lounge and a welcoming dining area with kitchen. There's also a useful utility room and a private, not-overlooked garden - ideal for relaxing or entertaining.

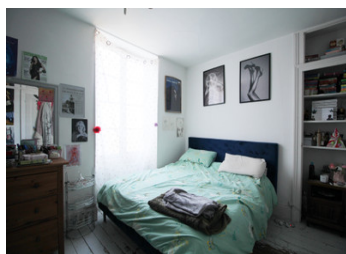
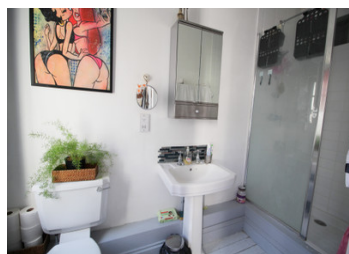
Situated in the heart of a small market town, Civray, the property is within easy walking distance of all amenities.

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

The property in further detail :

Ground Floor :

Entrance hall (6,5 m²) with Flagstone Floor

Kitchen (24,2 m²) with Dining Area

Living Room (23,5 m²) with logburner

Utility Room (13,6 m²) with Oil Fired Central Heating Boiler

Original Wooden Staircase leading to the First Floor

First Floor :

Landing (7 m²)

Bedroom 1 (23,5 m²) with ensuite Shower Room (4 m², containing Shower, Sink and Toilet)

Bedrooms 2 and 3 (13,6 and 12,3 m²)

Bathroom (4,8 m², containing sink, roll top bath and toilet)

Second Floor :

Landing (8,7 m²)

4th Bedroom (15,8 m²)

5th Bedroom (15,1 m²)

Shower room (11,1 m², containing shower, sink and toilet)

Underneath the property is a cellar

Garden with covered areas

Tool and bike shed

Civray is a vibrant market town with all amenities close at hand — shops, cafés, restaurants, schools, a weekly market, cinema, swimming pool, and plenty of leisure activities for all ages.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES