

Ref: A40476PBE86

Price: 149 950 EUR

agency fees to be paid by the seller

Spacious 5-Bedroom Family Townhouse with Private Garden in Civray



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 delightful townhouse in Civray could be the perfect fit.





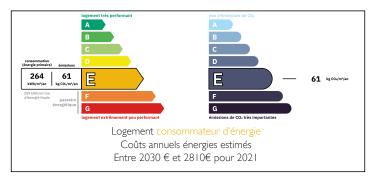
The property offers five generous bedrooms and three bathrooms, along with a cosy lounge, a welcoming dining area with fitted kitchen, and a useful utility room. The private, not-overlooked garden is perfect for relaxing, dining outdoors, or entertaining guests.





Ideally located in the heart of the popular market town of Civray, the house is within easy walking distance of all amenities, including shops, cafés, restaurants, schools, a weekly market, cinema, swimming pool, and a variety of leisure activities.

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.





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LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

Entrance hall (6.5 m²) with flagstone flooring Kitchen and dining area (24.2 m²) — bright and

inviting

Living room (23.5 m²) with log burner

Utility room (13.6 m²) with oil-fired central heating

Original wooden staircase leading to the first floor

First Floor

Landing (7 m²)

Bedroom I (23.5 m²) with ensuite shower room (4

m²) — shower, sink, and WC

Bedrooms 2 and 3 (13.6 m² and 12.3 m²)

Bathroom (4.8 m²) with roll-top bath, sink, and WC

Second Floor

Landing (8.7 m²)

Bedroom 4 (15.8 m²)

Bedroom 5 (15.1 m²)

Shower room (11.1 m²) with shower, sink, and WC

Additional Features

Cellar under the property

Private enclosed garden with covered areas

Tool and bike shed

Oil-fired central heating

Location

Civray is a vibrant market town offering a welcoming community and full amenities, including cafés, restaurants, local shops, a weekly market, schools, cinema, swimming pool, and year-round activities.

With excellent transport links, the property is ideally situated for exploring the beautiful Charente and Vienne countryside or for use as a base for a Bed & Breakfast.

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