

Renovated house with basement – 3 bedrooms – Large wooded grounds – Civray (86400)



INFORMATION

Town:	Civray
Department:	Vienne
Bed:	3
Bath:	1
Floor:	62 m ²
Plot Size:	1990 m ²



IN BRIEF

A stone's throw from the amenities of Civray, charming, fully renovated house of 62 m² comprising an open-plan kitchen equipped with a wood-burning stove, a bright living room, 2 bedrooms, a shower room with WC and a separate WC.

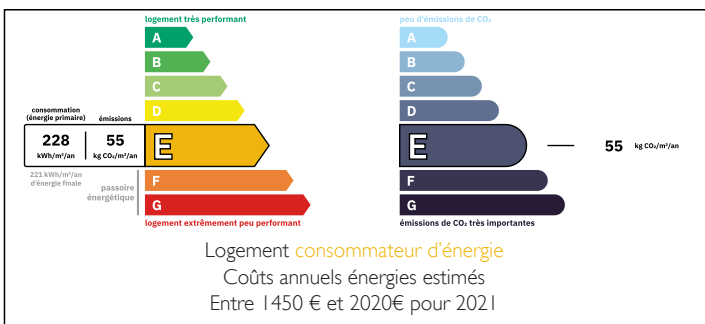
In the basement: a 3rd bedroom, a boiler room/laundry room and a garage.

All set on enclosed, wooded grounds of 1,990 m², with terrace, pergola, chicken coop and garden sheds

Oil and wood heating, PVC double glazing, mains drainage.

Ideal for enjoying the peace and quiet while remaining close to the amenities of Civray.

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: **649 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

Located in the charming town of Civray, close to shops, schools, health services and sports facilities, this fully renovated house with basement offers a peaceful, convenient and sought-after living environment. Civray attracts visitors with its lively town centre, renowned market, theatre, media library and numerous walking trails along the Charente river.

Property description

This bright detached house with approximately 62 m² of living space is laid out as follows:

Entrance hall - 4 m²

Fitted and equipped open-plan kitchen opening onto the living room, with wood-burning stove - 9.5 m²
Bright living room of 16.5 m² with access to the terrace

Two bedrooms of 13 and 10 m²

A modern shower room with WC - 5 m²

A separate WC - 1 m²

Basement:

A boiler room/laundry room - 16 m²

A third spare bedroom - 11 m²

A garage offering ample storage and parking space - 44 m²

Outside

In addition to the pleasant covered terrace, there is also a beautiful pergola for summer days, and at the bottom of the garden, a chicken coop and a storage shed. The property is set on a beautiful 1,990 m² plot of land, enclosed and planted with trees (including numerous fruit trees), ideal for enjoying the peace and quiet and growing a vegetable garden.

Technical specifications

Heating: oil-fired central heating + wood-burning stove

Double-glazed PVC windows

Sanitation: mains drainage

Parking: garage + 2 outdoor spaces