

Charming 6-room dwelling, featuring 5 bedrooms and 2 bathrooms, with a fenced courtyard in Civray



INFORMATION

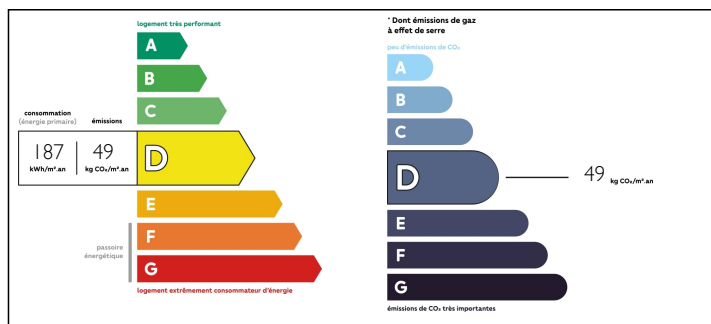
Town:	Civray
Department:	Vienne
Bed:	5
Bath:	2
Floor:	205 m2
Plot Size:	392 m2



IN BRIEF

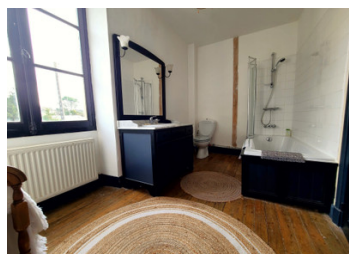
Welcome to this elegant residence where the charm of the past meets contemporary comfort. This spacious family home, spread over two floors, offers five bedrooms and two bathrooms, all connected by a beautiful oak staircase. Immerse yourself in the authenticity of exposed beams and the warm ambiance that emanates from every corner. Picture yourself retreating to the majestic master bedroom with its private bathroom, or choose the intimacy of a small apartment nestled in this haven of peace. The annexe, including a covered garden lounge, adding an extra dimension to your experience. Outside is the picturesque courtyard, with trees, 2 garages, and the original stables which offer a rustic exterior setting. This ideal location offers proximity to the lively heart of Civray, its vibrant markets, and amenities, while remaining a peaceful sanctuary. Don't wait any longer to schedule your visit

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: 1060 EUR

NOTES

DESCRIPTION

This house comprises

ON GROUND FLOOR

- Entrance hall: 10.80m²,
- Fitted kitchen: 26,53m²
- A living room: 27,10m²
- Open garden room 24m² + stairs to large covered balcony on the first floor + room)
- A storeroom: 25m²
- A shower room: 2,52m²
- A toilet: 1,19m²

1ST FLOOR :

Left side of staircase

- A bathroom: 10,10m²
- Bedroom 1: 27,14m²

Right side of staircase

- A hall: 5,40m²
- A bedroom / living room: 16,11m²
- Bedroom 2: 13,05m²
- A corridor: 1,41m²
- A toilet: 1,76m²

2ND FLOOR

Left side of staircase

- Bathroom with double washbasin + wc: 8m²
- A bedroom 3: 23m² + Mezzanine 5m²
- A kitchenette: 5,02m²

Right side of staircase

A bedroom 4: 18,25m²

OUTSIDE

- A fenced courtyard with trees
- Double garage (one with access to the courtyard)
- Original stable and small sheds
- Stable with oil-fired boiler.
- Large cellar with treated wood, your own well!