

Charming 3 bedroomed stone house with a large garden, woodland, cave, private parking and river location.

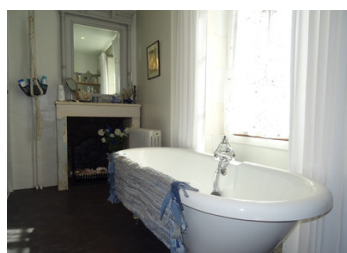


INFORMATION

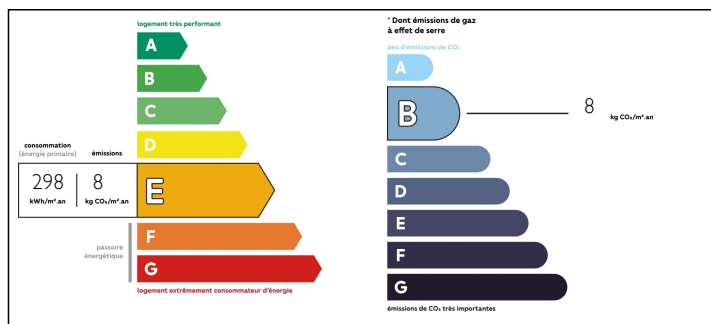
Town:	Civray
Department:	Vienne
Bed:	3
Bath:	1
Floor:	132 m2
Plot Size:	4274 m2

IN BRIEF

This lovely house has been tastefully renovated and is now a charming home with plenty of character. Not only it's got a great location near the river and close the shops, but it also has its own cave (once used as a party room/private bar now used as a man cave).



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: 291 EUR

NOTES

DESCRIPTION

From the private courtyard with sitting area and BBQ to the side of the property, you enter into the fitted kitchen (20m²). Tastefully renovated and oozing of character, with plenty of fitted cupboards and worktop space, the old sink and stone walls give this room a homely feel. To the rear of the kitchen is another room (10.5m²) which is presently used for storage, but could easily be converted into a utility room. Straight from the kitchen you enter the sitting room (21m²), which is lovely and light with great features such as the fireplace and log burner. Then a second reception room (16m²) off the sitting room which also has a fireplace. It could make a great dining room. From the lounge, stairs lead up to the landing and corridor (8.5m²) of the 1st floor with 2 double bedrooms (16.5m² & 12.5m²), both bedrooms have plenty of character and charm. The bathroom (9m²) has a classic feel, with a free standing bath, large shower and WC. On the 2nd floor is the attic room (18m²), split in 3 sections due to the low beams. It's a great space currently used as a bedroom and a study.

OUTSIDE: The garden is lovely which includes a piece of woodland (around 3000 m²) which makes the house feel tucked away and it has great views of the river.

LOCATION: This is a great house, with great location, short walk to the shops and amenities, twice weekly markets, aquatic centre...