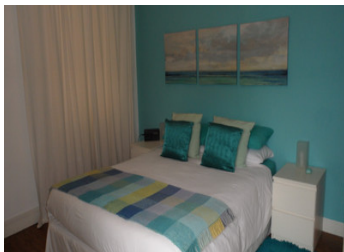


Delightful 2-3 bed roomed riverside home with a WOW! factor. Picturesque setting and direct river access



## INFORMATION

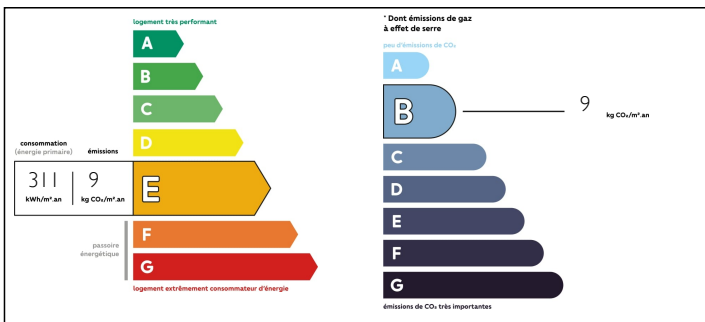
Town:	Civray
Department:	Vienne
Bed:	3
Bath:	2
Floor:	102 m2
Plot Size:	400 m2



## IN BRIEF

Under Offer! A pretty and characterful house in the heart of the market town of Civray, ready to move into, featuring good size rooms and a courtyard garden bordering the river Charente. A lovely permanent home or lock up and leave which has been tastefully renovated by the present owners to provide the convenience of modern living without losing any of its character and charm. A separate plot of land provides you with private parking for several vehicles together with additional garden space with room for a productive vegetable patch.

## 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

**GROUND FLOOR:** a fully fitted kitchen (18m<sup>2</sup>) with chestnut floor, induction hob, electric fan oven, dishwasher, fridge, microwave, large worktop areas and fitted wall and floor cupboards, understairs storage, feature spotlights and staircase leading upstairs, A utility room (4.5m<sup>2</sup>) with ceramic tiled floor and access to the riverside courtyard/garden, washing machine and tumble dryer. A WC with wash hand basin (2m<sup>2</sup>) and electric radiator. A large double aspect lounge/dining room (37m<sup>2</sup>) with 2 large double glazed windows to the front, chestnut floor, a wood burner, French doors to the balcony with traditional shutters and beautiful river views.

**FIRST FLOOR:** a landing (7m<sup>2</sup>) which could be used as office space, with wooden floor and double glazed Velux skylight window. A shower room (4.5m<sup>2</sup>) with wooden floor, WC, shower, wash hand basin, double glazed Velux skylight window, electric radiator and storage cupboard. Master bedroom (13m<sup>2</sup>) with chestnut floor, large double window with traditional shutters and French doors to the balcony with traditional shutters and lovely river views, it has an ensuite (2.5m<sup>2</sup>) with shower, WC, wash hand basin and electric towel rail and chestnut floor, Bedroom 2 (12m<sup>2</sup>) with chestnut floor, double glazed Velux window. An additional room (7.5m<sup>2</sup>) currently used as a single bedroom with chestnut wooden floor and double glazed Velux window.

There are also 2 large cellars (15.5m<sup>2</sup> and 18m<sup>2</sup>), one with the electric water tank and concrete floor, plus a separate wood store.

**OUTSIDE:** There is a lovely riverside courtyard garden, laid mainly...

## LOCAL TAXES

**Taxe foncière: 525 EUR**

## NOTES