

Spacious town property with 3 bedrooms, manageable garden, garage, walking distance from town centre



## INFORMATION

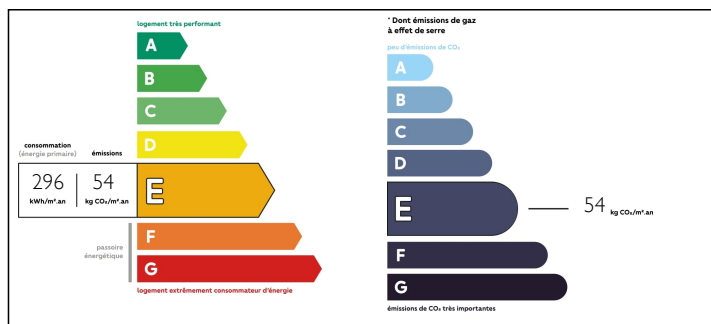
Town:	Civray
Department:	Vienne
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	402 m2

## IN BRIEF

This property is one to see. It is ready to move into and is a great opportunity to own a comfortable, spacious home in France with the convenience of shops and leisure facilities, within a short walk.



## 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

Kitchen/diner - well equipped kitchen with plenty of cupboard space and work surfaces, through the arch way is the dining

area – a nice sociable room.

Sitting room - attractive room with feature fireplace and large French windows, providing views over the river.

Hallway, with storage leads to:-

Bathroom - nicely decorated, with bath and overhead shower and basin.

Separate WC.

Bedroom 1 - attractive and bright double bedroom, with parquet flooring and large window.

Utility room - practical room with sink and plumbing for washing machine. A door leads to garden.

### FIRST FLOOR

Stairs in the hallway lead to a landing area and:

Bedroom 2 - another bright and spacious room with attractive wooden floor and large window.

Bedroom 3 - parental suite, including a double bedroom, an inter-linking room which could be a large dressing room and en-suite shower room with WC.

There is also a small office area under the eaves, overlooking the river.

### EXTERIOR

Door from utility room leads to garden and steps into garage.

Garage - approximately 5m x 5.5m, housing the boiler and oil tank.

Garage doors approximately 2.4m wide with access from the road.

The garden is enclosed and relatively low maintenance. There is a large covered eating area.

### LOCATION

The property is situated opposite the lovely Charente river with park land running along side it.

## NOTES