

Tasteful bourgeois house, 6 bedrooms, garage, pool in popular town in the Vienne.



## INFORMATION

Town:	Civray
Department:	Vienne
Bed:	6
Bath:	3
Floor:	345 m2
Plot Size:	626 m2

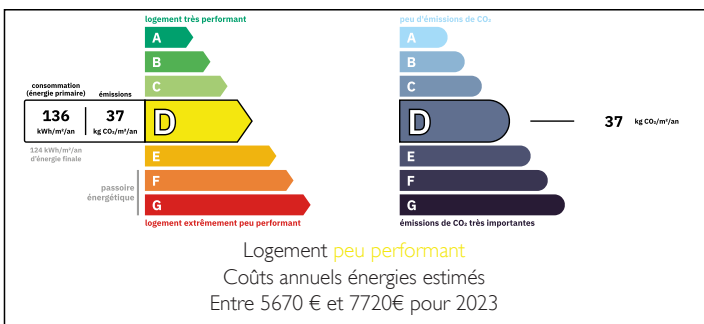


## IN BRIEF

Tucked away on a quiet street, this immaculate bourgeois house exudes quality from the moment you open the front door. This six bedroom property has been attractively renovated over three floors, combining a traditional French feel with modern comforts. There's central heating, double glazing, mains drainage, good broadband, an office, garage, library, pool and cottage, plus opportunities for expansion. A perfect space for living, working and entertaining, with added business potential.

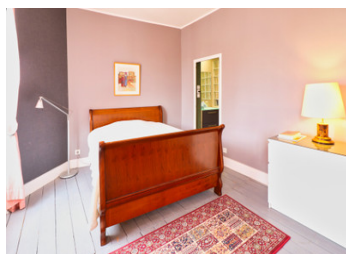
The popular market town of Civray has shops, cafes, bakeries, restaurants and a cinema just a short stroll away.

## ENERGY - DPE



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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:

Hallway, 11 m<sup>2</sup>, with original tiled floor, leading to corridor, 7 m<sup>2</sup>.

Office, 14.5 m<sup>2</sup>, with separate WC/washbasin.

Sitting room, 25.5 m<sup>2</sup>, with wooden floor and double doors onto the veranda.

Dining room, 35 m<sup>2</sup>, twin windows, fireplace.

Kitchen, 11.5 m<sup>2</sup>, with good quality fittings including electric hob and integrated double oven.

Back kitchen, 7.5 m<sup>2</sup>, wooden floor, hot water tank, access to the cellar beneath.

Laundry room, 11.5 m<sup>2</sup>, with sink and plumbing for washing machine.

Stunning veranda, across the rear of the house, overlooking the terrace and garden, 17 m<sup>2</sup>.

### First floor :

Landing and corridor, 9 m<sup>2</sup>.

Sitting Room/Library, with beautiful wooden floor and feature stone fireplace, 44 m<sup>2</sup>.

Master bedroom, 27 m<sup>2</sup>, carpeted, with a dressing room, 5.7 m<sup>2</sup>, and a large en-suite bathroom, 10.5 m<sup>2</sup>, including full sized bath, washbasin and WC.

Second bedroom 18 m<sup>2</sup>, with ensuite shower room.

Third bedroom, 17 m<sup>2</sup>, with wooden flooring.

### Second Floor :

Landing and corridor, 16 m<sup>2</sup>

Three bedrooms: 30 m<sup>2</sup>, 18 m<sup>2</sup> and 11 m<sup>2</sup>.

Bathroom, 11 m<sup>2</sup>, with bath, bidet, wash basin and WC.

Attic room to renovate, 38 m<sup>2</sup> with hatch to the loft providing a huge area for additional storage.

### Outbuildings and exterior:

Attached Garage, 73 m<sup>2</sup>, with boiler, fuel tanks and convertible attic.

Two storey cottage in the garden, approx 30 m<sup>2</sup> over 2 floors, including swimming pool pump equipment.

Walled garden, with fruit trees, greenhouse and small in-ground dipping pool, 10 m<sup>2</sup>.

## LOCAL TAXES

Taxe foncière:

1792 EUR

## NOTES