LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A12523 Price: 434 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (410 000 EUR without fees)

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

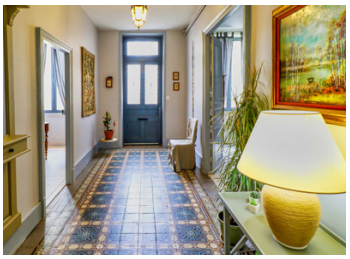














INFORMATION

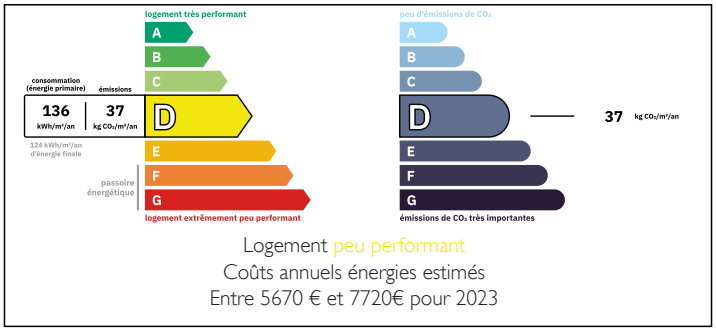
Town:	Civray
Department:	Vienne
Bed:	6
Bath:	3
Floor:	345 m2
Plot Size:	626 m2

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



Logement peu performant
Coûts annuels énergies estimés
Entre 5670 € et 7720€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1792 EUR**

NOTES

DESCRIPTION

Ground Floor:
Hallway, 11 m2, with original tiled floor, leading to corridor, 7 m2.
Office, 14.5 m2, with separate WC/washbasin.
Sitting room, 25.5 m2, with wooden floor and double doors onto the veranda.
Dining room, 35 m2, twin windows, fireplace.
Kitchen, 11.5 m2, with good quality fittings including electric hob and integrated double oven.
Back kitchen, 7.5 m2, wooden floor, hot water tank, access to the cellar beneath.
Laundry room, 11.5 m2, with sink and plumbing for washing machine.
Stunning veranda, across the rear of the house, overlooking the terrace and garden, 17 m2.

First floor :
Landing and corridor, 9 m2.
Sitting Room/Library, with beautiful wooden floor and feature stone fireplace, 44 m2.
Master bedroom, 27 m2, carpeted, with a dressing room, 5.7 m2, and a large en-suite bathroom, 10.5 m2, including full sized bath, washbasin and WC.
Second bedroom 18 m2, with ensuite shower room.
Third bedroom, 17 m2, with wooden flooring.

Second Floor :
Landing and corridor, 16 m2
Three bedrooms: 30 m2, 18 m2 and 11 m2.
Bathroom, 11 m2, with bath, bidet, wash basin and WC.
Attic room to renovate, 38 m2 with hatch to the loft providing a huge area for additional storage.

Outbuildings and exterior:
Attached Garage, 73 m2, with boiler, fuel tanks and convertible attic.
Two storey cottage in the garden, approx 30 m2 over 2 floors, including swimming pool pump equipment.
Walled garden, with fruit trees, greenhouse and small in-ground dipping pool, 10 m2.