

Charming Single-story 3-bedroom house set on a landscaped, fenced plot near Civray.

EXCLUSIVE



INFORMATION

Town:	Civray
Department:	Vienne
Bed:	3
Bath:	1
Floor:	96 m ²
Plot Size:	2503 m ²

IN BRIEF

Behind its wrought-iron gate, discover a warm and welcoming home, both functional and full of charm.

This single-storey property is ideal for families as well as for those seeking the comfort of living without stairs.

Inside, it offers generous spaces and the assurance of a well-built home.

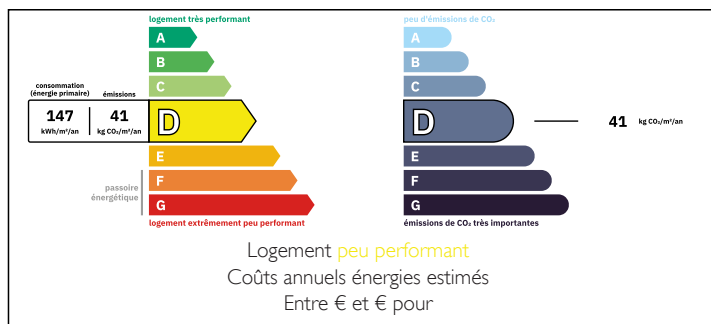
Outside, you will be charmed by the landscaped garden, featuring a fountain, a goldfish pond and a vegetable garden. A true haven of peace where you can relax in the shade of the large tree.

An adjoining double garage completes the property, providing both comfort and practicality for parking and storage.

Located just 5 minutes from Civray and its shops, this home combines the tranquillity of a peaceful

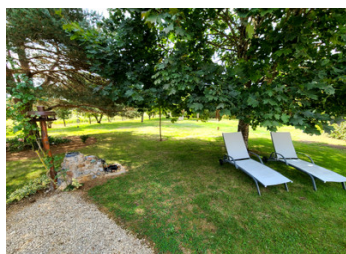


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

Charming Single-Story Home with Zen Garden

This beautifully maintained single-story house offers a perfect blend of comfort and tranquility. Conveniently located close to shops and amenities, it features:

Inside:

- Spacious entrance hall (6.04 m²)
- Hallway (4.36 m²)
- Fully equipped kitchen (12.16 m²)
- Bedroom 1: 12.51 m²
- Bedroom 2: 10.10 m²
- Bedroom 3: 11.37 m² (currently used as a dressing room)
- Modern shower room (5.85 m²)
- Separate WC (1.35 m²)
- Laundry room converted into a cozy relaxation area

OUTSIDE

Double garage (46 m²)

Porch (1.69 m²)

Artificial pond with goldfish

Fountain adding a peaceful, zen touch to the garden

Vegetable garden

Fully fenced property with elegant wrought-iron entrance gate

Additional Features:

Property tax: €448

Oil-fired boiler in excellent condition

Double-glazed windows