

Easily maintained property with two bedrooms on a quiet street close to the centre of town.

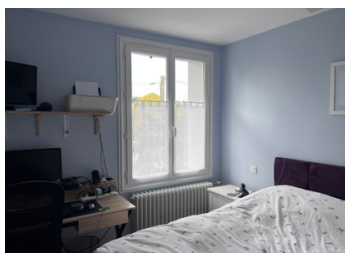
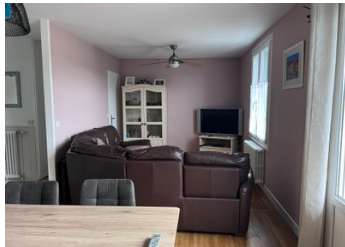


INFORMATION

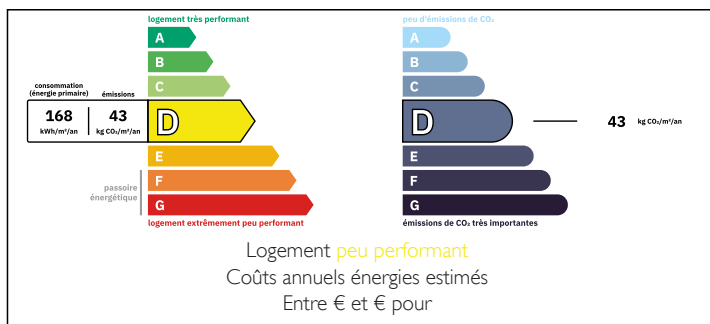
Town:	Civray
Department:	Vienne
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	897 m2

IN BRIEF

An opportunity for those seeking a stylish, well-built home combining charm and modern living appeal.

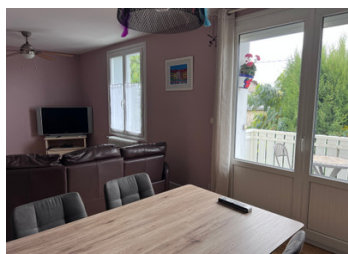
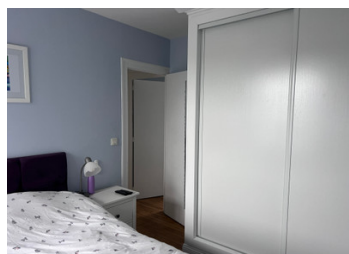


ENERGY - DPE



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

Discover this beautiful pavilion style two bedroom home offering a perfect blend of classic character and modern comfort. Thoughtfully designed and fully double glazed, this property provides year-round comfort and energy efficiency.

The bright, open-plan living area seamlessly combines the kitchen, lounge and dining room - ideal for both relaxing and entertaining. Large windows fill the space with natural light, creating a warm and welcoming atmosphere.

Below, the spacious sous-sol offers excellent potential - perfect for storage, a workshop or conversion into additional living space (subject to local planning approval).

The property is entered from the quiet street through electric gates. Mature trees give shade and at the rear there are fruit trees and lots of space for growing vegetables.

Entering the property, a small hallway leads to the open plan living area. The modern kitchen is bright and well planned with plenty of workspace and storage. The dining area is filled with light from the glass doors that lead to the small balcony looking over the front garden.

The two bedrooms have recently fitted wardrobes that afford maximum use of space for storage.

The garage/storage space below the house is fully insulated and offers many options for use.

The charming market town of Civray is a few minutes walk away. There are bars/restaurants/cafes and riverside walks and the town hosts a street market twice a week. Large supermarkets are with a five minute drive both in Civray and the neighbouring town of Savigne.

Poitiers with its international airport is...

LOCAL TAXES

Taxe foncière: 617 EUR

Taxe habitation: EUR

NOTES