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## Charming Country House With Outbuildings In Large Plot Of Land,

86400, Civray, Vienne, Nouvelle Aquitaine

# €183,600

Ref: R4968

\* Available \* 5 Beds \* 1 Bath

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## Property Description

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Situated in between the towns of Civray and Champagne-Mouton, this property is close to all commodities but on the other hand in a calm environment with magnificent views.

In detail, it comprises on the ground floor:

Kitchen (15.94m<sup>2</sup>): fully fitted with a French window opening onto a tiled terrace; Lounge (43.06m<sup>2</sup>): tiles, beams, fireplace with an open fire and a French door; Bathroom (5.33m<sup>2</sup>): tiled floor and walls, bath and sink; Separate WC (1m<sup>2</sup>); Bedroom 1 (13.18m<sup>2</sup>): window and lino flooring; Bedroom 2 (12.4m<sup>2</sup>): window, large cupboard et sprung floor. There is also a separate dressing room (11m<sup>2</sup>) with sprung floor and a French window;

First floor:

Landing (6.45m<sup>2</sup>) Bedroom 3 (7.8m<sup>2</sup>) and bedroom 4 (9m<sup>2</sup>) both have a window and wood flooring; Shower room (4m<sup>2</sup>): WC; shower et floor and wall tiles; Bedroom 5 (11.01m<sup>2</sup>): wood flooring and window; Hallway (5.03m<sup>2</sup>): lino; Cave (15m<sup>2</sup>): built into the stone Attic (64m<sup>2</sup>) is found above the cave and lounge and can be converted if needed. Access is from the outside.

Outside:

Laundry room (11.3m<sup>2</sup>): sink, fuel and wood chip boiler; Four barns (55m<sup>2</sup> / 50m<sup>2</sup> / 40m<sup>2</sup> / 30m<sup>2</sup>); Garage (30m<sup>2</sup>); Workshop (30m<sup>2</sup>); Large covered courtyard; Covered terrace with a BBQ; Four small outbuildings.

This house and its outbuildings are stood a large plot of land which is over 14,000m<sup>2</sup>. There is also the option of purchasing a further 8,000m<sup>2</sup> of land.



