



## Character property in a lively city,

86400, Civray, Vienne, Nouvelle-Aquitaine

\* Available \* 4 Beds \* 1 Bath

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# €129,600

Ref: BVI25445

## Property Description

Beautiful town house, located a few minutes walk from all shops and services but also from the banks of the Charente with a walking trail. Ready to move in right away. The house has 235 m<sup>2</sup> of living space: entrance, large living room, dining room, kitchen, shower room and 2 toilets on the ground floor. First floor: 4 bedrooms, one with private bathroom, study, shower room; above attic with high-performance insulation, and VMC. A charming courtyard completes the house, plus a large garage with electric gate. A lively city located an hour's drive from Poitiers, Niort or Angoulême. Price including agency fees : 129.600 € Price excluding agency fees : 120.000 € Buyer commission included: 8 %

