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## Large House with 5 Bedrooms and Pool,

# €191,450

86400, Civray, Charente, Nouvelle Aquitaine

Ref: R5913

\* Available \* 5 Beds \* 2 Baths \* 205m2

A large 'Charentaise' style house with 5 bedrooms, 2 bathrooms, fitted kitchen, barn and pool. Rented as a cottage for 15 weeks in summer. Located in a quiet hamlet and not far from Civray, with a park of 4465m<sup>2</sup>.

- Swimming Pool
- Historical and Tourist Areas
- River and Lake Pursuits
- Limoges for Motorway Connections Railways and Airport
- Golf courses in region
- Local Markets
- Poitiers and Angoulême for TGV trains
- Tennis in most towns
- Angoulême Limoges and Poitiers tourist centres

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**French Entrée** 

## Property Description

A large 'Charentaise' style house with 5 bedrooms, 2 bathrooms, fitted kitchen, barn and pool. Rented as a cottage for 15 weeks in summer. Oil central heating and connected to mains drainage. Located in a quiet hamlet and not far from Civray, with a park of 4465m<sup>2</sup>.

In detail, the property is set out as follows:

On the Ground Floor:

Large living room 60m<sup>2</sup> Wooden Floor, exposed stones

Kitchen 20m<sup>2</sup> Tiled, fitted

WC 2m<sup>2</sup> Tiled, washbasin

Cellar 12m<sup>2</sup> Tiled, boiler, cumulus

Bathroom 15m<sup>2</sup> 2 basins, corner bath (with shower), shower cubicle, wc

Bedroom 16m<sup>2</sup> Wooden floor, closet

First Floor:

Landing 10m<sup>2</sup> Laminate Flooring, exposed beams, cupboard

4 Bedrooms (12m<sup>2</sup>, 16m<sup>2</sup>, 12m<sup>2</sup> and 16m<sup>2</sup>) 3 with dressing room of 3m<sup>2</sup>, wooden floor, exposed beams

Bathroom 12m<sup>2</sup> Laminate flooring, 2 basins, wc, bathtub, exposed beams

OUTSIDE:

Barn with recent roof 80m<sup>2</sup>

Swimming pool 8m x 4m

Pretty park on 4465m<sup>2</sup> with two entrances

2 Terraces

Half way between Poitiers and Angoulême, this area benefits from its central position for shopping and entertainment. Good connections for TGV and airports in the great towns of Poitiers, Limoges, Tours and Bordeaux. Popular tourist area with activities and historical features close by: local restaurants and markets everywhere even vineyards half an hour to the North. Explore **Limoges**, catch a train or plane there or play golf or visit Porcelain factories or explore the different markets. The little streets of Poitiers will fascinate you too: like all big towns there's lots to see and do

Alistair Lockhart. Property Director, FrenchEntrée

# Gallery

