



Stunning Bourgeoise Town House in the Heart of Civray,

86400, Civray, Vienne, Nouvelle-Aquitaine

€789,000

Ref: R6561

* Available * 9 Beds * 6 Baths

Magnificent bourgeois house renovated with taste at the water's edge in the centre of Civray. Superb opportunity for a hotel or bed and breakfast activity comprising 9 bedrooms; one on the ground floor, games room, sauna, swimming pool and large grounds with fish keep and private access to the Charente. Ground floor Entrance: 36.15m², stone slabs, doors on the street and garden side Room: 6.56m², tiled floor, cupboards and water softener Room: 11.18m², tiled floor Bedroom 1: 12.12m², tiled floor, shower area, WC and sink WC: 2.5m², tiled floor Small living room/library: 30m², wooden floor, fireplace Living room: 60.10m², stone flags, stone fireplace Fitted kitchen: 19.59m², wood burning stove Rear Kitchen: 19.35m², tiled floor, cupboards, water heater, oil boiler, sink Room with Sauna: 17.87m², tiled floor Shower room: 3.58m², tiled floor Garage: 39.79m², concrete floor Pool Technical Room: 12.87m² Cellar: 79.05m² 1st floor Landing: 36.15m² Bedroom 2: 16.47m², wooden floor Corridor: 2.

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French Entrée

Property Description

Magnificent bourgeois house renovated with taste at the water's edge in the centre of Civray. Superb opportunity for a hotel or bed and breakfast activity comprising 9 bedrooms; one on the ground floor, games room, sauna, swimming pool and large grounds with fish keep and private access to the Charente.

Ground floor

Entrance: 36.15m², stone slabs, doors on the street and garden side

Room: 6.56m², tiled floor, cupboards and water softener

Room: 11.18m², tiled floor Bedroom 1: 12.12m², tiled floor, shower area, WC and sink WC: 2.5m², tiled floor

Small living room/library: 30m², wooden floor, fireplace

Living room: 60.10m², stone flags, stone fireplace

Fitted kitchen: 19.59m², wood burning stove

Rear Kitchen: 19.35m², tiled floor, cupboards, water heater, oil boiler, sink

Room with Sauna: 17.87m², tiled floor

Shower room: 3.58m², tiled floor

Garage: 39.79m², concrete floor

Pool Technical Room: 12.87m²

Cellar: 79.05m²

1st floor

Landing: 36.15m²

Bedroom 2: 16.47m², wooden floor Corridor: 2.57m², tiled floor WC: 2m²

Bathroom: 9.8m², bath, shower Bedroom 3: 28.93m², wooden floor

Bedroom 4: 22.78m², wooden floor Corridor: 2.57m², tiled floor

Bathroom: 4.82m²

Bedroom 5: 27.6m²

Shower room: 2.53m²

Living room: 30.48m², wooden floor

Games room: 52.48m², wooden floor

Landing: 6.8m² carpet, stairs to rear kitchen

2nd Floor

Landing: 35.15m², wooden floor

Bedroom 6: 24.5m², wooden floor

Corridor: 2.5m², vinyl

Bathroom: 10.8m², vinyl

Bedroom 7: 22.3m², wooden floor

Corridor: 3.9m²,

Bedroom 8: 16.7m², wooden floor

Bathroom: 10.2m², tiled floor, bath, shower WC: 1.5m², tiled floor

Bedroom 9: 26.4m², wooden floor

3rd floor

Landing: 36.15m²

Cupboard

2 Rooms to Renovate of 120m² in total

Outside

Above ground pool

Covered terrace

Courtyard with parking for 4 cars

Gallery

