



## Pretty town house with beautiful garden and lovely views,

86400, Civray, Vienne, Nouvelle-Aquitaine

€170,200

Ref: R6903

\* Available \* 2 Beds \* 1 Bath

Two-bedroom town house with lovely garden planted with fruit trees. The attic is convertible, with room for 2 bedrooms (double glazing already in place). The house benefits from reversible heat pump central heating, as well as a wood-burning stove in the living room. It is connected to the mains drains and has double-glazed windows. A basement with a garage could be used to convert certain rooms into an independent studio flat. The house is a five-minute walk from Civray town centre, so it is close to all amenities, schools, bars/restaurants and other leisure activities. Basement -Room (28m<sup>2</sup>): concrete floor, sink -Garage (22m<sup>2</sup>): concrete floor , electric door -Storage room (5m<sup>2</sup>): concrete floor, new water heater Garden Level Living room (38m<sup>2</sup>): parquet flooring, fitted kitchen, wood-burning stove -Bedroom 1 (15m<sup>2</sup>): parquet flooring -Bedroom 2 (13m<sup>2</sup>): parquet flooring -Shower room (12m<sup>2</sup>): tiled floor, WC, washbasin, walk-in shower -Veranda (10m<sup>2</sup>): tiled floor, (not heated, but electr

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## Property Description

Two-bedroom town house with lovely garden planted with fruit trees. The attic is convertible, with room for 2 bedrooms (double glazing already in place). The house benefits from reversible heat pump central heating, as well as a wood-burning stove in the living room. It is connected to the mains drains and has double-glazed windows. A basement with a garage could be used to convert certain rooms into an independent studio flat. The house is a five-minute walk from Civray town centre, so it is close to all amenities, schools, bars/restaurants and other leisure activities.

### Basement

- Room (28m<sup>2</sup>): concrete floor, sink
- Garage (22m<sup>2</sup>): concrete floor , electric door
- Storage room (5m<sup>2</sup>): concrete floor, new water heater

### Garden Level

- Living room (38m<sup>2</sup>): parquet flooring, fitted kitchen, wood-burning stove
- Bedroom 1 (15m<sup>2</sup>): parquet flooring
- Bedroom 2 (13m<sup>2</sup>): parquet flooring
- Shower room (12m<sup>2</sup>): tiled floor, WC, washbasin, walk-in shower
- Veranda (10m<sup>2</sup>): tiled floor, (not heated, but electric plug for a radiator if required)

### 1st floor

- Convertible attic of 50m<sup>2</sup> with two PVC windows and an electric shutter on the road side. Possibility of making two additional bedrooms. Air conditioning ready to connect.

### Outside

- Terrace
- Enclosed sloping garden
- 15m<sup>2</sup> breeze-block shed with electricity
- Beautiful views
- Orchard (peach, apple, walnut, kiwi, chestnut and fig trees)
- Vines





