



House

CIVRAY (86)

205 000 €*

* Agency fees to be paid by the seller



83 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

3 Room Single Storey House with Terrace and Garage in 86400 Voulême
Do you aspire to a peaceful life in a nice setting? This house, located in Voulême, offers a single-storey design, optimal accessibility and fluidity in the spaces, perfect for a comfortable and stress-free life. As soon as you enter, you will be seduced by the brightness and generous space of the living room, approximately 45 m². A friendly place to gather with family or friends, bathed in natural light thanks to large openings. The kitchen, a true jewel of the house, is fully equipped with new, custom-made appliances, providing everything needed to whip up delicious meals. Fridge, hob, hood, dishwasher, oven, microwave and even a wine cellar, everything has been designed for your comfort and culinary pleasure. Comfort continues in the sleeping areas, with a first bedroom offering its own bathroom and private toilet, as well as a second bedroom with closet and walk-in shower, offering privacy and functionality to its occupants. Outside, a large covered travertine terrace invites you to enjoy sweet moments outdoors, ideal for family meals or evenings with friends. The land of approximately 800m², entirely enclosed and not overlooked, offers a haven of peace where you can recharge your batteries in complete privacy. In addition, the possibility of building a swimming pool (prior declaration made) adds a touch of luxury to this property. Although the house is habitable as is, some finishing work may be necessary to arrange certain spaces according to your personal desires and preferences. Additional features such as the heat pump, the wood stove, the double glazed frames, the mains drainage and the fiber, guarantee modern comfort and optimal energy efficiency. This house has no shortage of assets, including its proximity to schools and shops, as well as its easy access to the RN 10, placing you less than an hour from Angoulême or Poitiers. Don't miss this unique opportunity to live in an idyllic setting, close to all amenities. Contact us today to organize a visit and let yourself be seduced by this rare pearl in Voulême! Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Gaëlle CARRÉ

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LE BIEN EN IMAGES



DETAILS

COMPOSITION

| | |
|---------------------------|---|
| Number of rooms | 3 |
| Number of bedrooms | 2 |
| Number of bathrooms | 1 |
| Toilets count | 2 |
| Washrooms | 1 |
| Terrace | 1 |

DPE/GES

| | |
|-----------|-----|
| DPE | 132 |
| GES | 4 |

APPENDIX

| | |
|------------------|--------|
| Parking | garage |
| Garage | 1 |
| Videophone | Non |

SERVICES

| | |
|------------------------|--------------------------|
| Air conditioning | Yes |
| Heater | climatisation réversible |
| Heater | pompe à chaleur |
| Kitchen | équipée |

GENERAL

| | |
|---------------------|----------------|
| Reference | 818659 |
| Property type | House |
| Exposure | South |
| View | Vue sur Jardin |

SURFACES

| | |
|---------------------------|-------|
| Living space | 83 m² |
| Living room surface | 44 m² |