



€212765 - Beautiful House with Swimming Pool



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 241,807.8

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Civray
Veröffentlicht:	22.04.2025

Beschreibung:

Beautiful house located at the entrance of a village with amenities. Nice bright living room opening onto a private terrace. This property is not overlooked and has a beautiful garden with trees, a swimming pool, a fitted caravan and a beautiful view of the countryside.

Basement

-Landing

-Hall (17,35m2)

-Back kitchen (27,78m2) : fitted, large sink, washing machine connection

-Recreation room (14,54m2)

-Garage (44m2): boiler room, 2000L oil tank



Ground floor

- Entrance (10,73m²): marble floor
- Shower room (4,6m²): marble, shower, WC, washbasin
- Living room (44m²): marble, exposed beams, wood burner
- Fitted kitchen (17.22m²): marble, bay window to terrace/garden
- Dining room (12,09m²): wooden floor
- Bedroom 1 (34,80m²) with en-suite bathroom (9,50m²): wooden floor; marble, bath with shower, sink, WC and bidet

1st floor

- Landing (20,05m²): wooden floor
- Bedroom 2 (24,84m²): wooden floor, built-in wardrobe, visible framework
- Bedroom 3 (17,2m²): floor, built-in wardrobe with mirror
- Bathroom (4,83m²): tiled floor, shower, WC, washbasin, towel heater

Exterior

- Beautiful garden with trees and shrubs
- Driveway with entrance gate
- Non-attached garage at the bottom of the garden
- Fitted caravan with double bed and electricity; separated from the main garden by a hedge
- Terrace
- 11x4 swimming pool with electric slide protection and underwater lights



Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

Schlafzimmer:	3
Badezimmer:	3
Fertige m ² :	184 m ²
Grundstücksgröße:	4.162 m ²

Zimmerdetails

Zimmer insgesamt:	5
Innenausstattung:	Fitted kitchen

Gebäudedetails

Außen-Ausstattung:	Pool
Anzahl Etagen:	2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://www.youtube.com/embed/fmH4qHZW2u0
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Kontaktinformation

IMLIX ID:	IX6.828.617
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