



## €299950 - Sublime And Luxurious 3 Bedroom House with Heated Swimming Pool For Sale In Civray



### Info Agente

|                    |   |
|--------------------|---|
| Nombre:            | Christophe GUAY   |
| Nombre empresa:    | Agence TIC Ruffec   |
| País:              | Francia   |
| Experiencia since: | 1985  |
| Tipo de servicio:  | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments, Houses  |
| Teléfono:          | +33 (545) 710-046   |
| Languages:         | French  |
| Sitio web:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Detalles del anuncio

|                 |             |
|-----------------|-------------|
| Propiedad para: | Venta       |
| Precio:         | EUR 299,950 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Civray             |
| Publicado:               | 10/12/2024         |

### Descripción:

Beautiful, high-end villa built in 1996 with a large basement and 3 double bedrooms, 2 of which are on the ground floor. Winters seem so short and very comfortable in this house heated by the recently installed heat pump central heating system, where you can also snuggle up by the fireplace in the living room. In summer, the property takes on the air of a luxury hotel with its heavenly exterior: heated swimming pool, jacuzzi, children's play area, beach volleyball court... everything you need to make the most of the region's beautiful summers! And if the pool isn't enough, the Charente river flows just a few hundred metres away. The location of this property is ideal: close to the shops and Civray, but out of reach of busy roads for maximum peace and quiet.

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A real must-see!

### Ground floor

-Entrance (8.14m<sup>2</sup>): tiled floor, cupboards



- Living room (40.1m<sup>2</sup>): tiled floor, patio doors, wood burner
- Fitted kitchen (14.65m<sup>2</sup>): tiled floor, door to patio
- Corridor (7.3m<sup>2</sup>) : tiled floor
- WC (1.4m<sup>2</sup>): tiled floor, washbasin
- Bedroom 1 (10.35m<sup>2</sup>): stone carpet, wardrobe
- Bedroom 2 (12.81m<sup>2</sup>): parquet flooring, French window to patio, fitted wardrobe
- Bathroom (8.6m<sup>2</sup>): tiled floor, bath, double washbasin, shower

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## 1st floor

- Bedroom 3 (14.05m<sup>2</sup>): parquet flooring, French window onto balcony, wardrobe, reversible air conditioning
- WC (1.85m<sup>2</sup>): tiled floor, washbasin
- Shower room with dressing room (8.4m<sup>2</sup>): parquet flooring, washbasin, large walk-in shower; treated bamboo flooring in the dressing room
- Landing (2.41m<sup>2</sup>): tiled floor

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## Basement (insulated ceiling)

- Garage for 4 cars -Insulated wine cellar
- Utility room area for swimming pool system and laundry
- Workshop -Water softener and boiler

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## Outside

- Heated swimming pool (9.20m x 4.40m) with shower
- 3-seater Jacuzzi



-Terrace with remote-controlled awning

-New driveway

-Garden with beach volleyball court

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fabricado: 1996

### Común

Dormitorios: 3  
Baños: 2  
Pies cuadrados terminados: 130 m2  
Tamaño del lote: 2.1 m2

### Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

### Utility details

Heating: Sí

### Building details

Outdoor Amenities: Pool  
Número de plantas: 2

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.487.260

