



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



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 299,950

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Soumis:	10/12/2024

Description:

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.

A real must-see!

Ground floor

-Entrance (8.14m²): tiled floor, cupboards



- Living room (40.1m²): tiled floor, patio doors, wood burner
- Fitted kitchen (14.65m²): tiled floor, door to patio
- Corridor (7.3m²) : tiled floor
- WC (1.4m²): tiled floor, washbasin
- Bedroom 1 (10.35m²): stone carpet, wardrobe
- Bedroom 2 (12.81m²): parquet flooring, French window to patio, fitted wardrobe
- Bathroom (8.6m²): tiled floor, bath, double washbasin, shower

1st floor

- Bedroom 3 (14.05m²): parquet flooring, French window onto balcony, wardrobe, reversible air conditioning
- WC (1.85m²): tiled floor, washbasin
- Shower room with dressing room (8.4m²): parquet flooring, washbasin, large walk-in shower; treated bamboo flooring in the dressing room
- Landing (2.41m²): tiled floor

Basement (insulated ceiling)

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

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

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

Année: 1996

Commun

Chambres: 3
Salle de bains: 2
Pied carré fini: 130 m²
Dimensions du lot: 2.1 m²

Room details

Total rooms: 4
Indoor Features: Fitted kitchen

Utility details

Heating: Oui

Building details

Outdoor Amenities: Pool
Nombre de pieds carrés: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.487.260

