



## €212765 - Beautiful House with Swimming Pool



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience 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:	USD 241,807.8

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Civray
Soumis:	22/04/2025

### Description:

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.

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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



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## Ground floor

- Entrance (10,73m<sup>2</sup>): marble floor
- Shower room (4,6m<sup>2</sup>): marble, shower, WC, washbasin
- Living room (44m<sup>2</sup>): marble, exposed beams, wood burner
- Fitted kitchen (17.22m<sup>2</sup>): marble, bay window to terrace/garden
- Dining room (12,09m<sup>2</sup>): wooden floor
- Bedroom 1 (34,80m<sup>2</sup>) with en-suite bathroom (9,50m<sup>2</sup>): wooden floor; marble, bath with shower, sink, WC and bidet

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## 1st floor

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

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## 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



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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)

## Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	184 m <sup>2</sup>
Dimesions du lot:	4.162 m <sup>2</sup>

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Building details

Outdoor Amenities:	Pool
Nombre de pieds carrés:	2

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX6.828.617

