



€212765 - Beautiful House with Swimming Pool



Agent Info

Name: Christophe GUAY
Company: Agence TIC Ruffec
Name:
Country: France
Experience since: 1985
Service Type: Selling a Property
Specialties:
Property Type: Apartments, Houses
Phone: +33 (545) 710-046
Languages: French
Website: <https://tic-ruffec.com>

Listing details

Property for: Sale
Price: USD 242,221.78

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Civray
Posted: Apr 22, 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.

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

Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	184 sq m
Lot Size:	4.162 sq m

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Building details

Outdoor Amenities:	Pool
Number of Floors:	2

Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID: IX6.828.617

