



## €212765 - Beautiful House with Swimming Pool



### Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Веб-сайт:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 242,221.78

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Civray
Добавлено:	22.04.2025

#### Описание:

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 (17,35m<sup>2</sup>)

-Back kitchen (27,78m<sup>2</sup>) : fitted, large sink, washing machine connection

-Recreation room (14,54m<sup>2</sup>)

-Garage (44m<sup>2</sup>): 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)

## Общие

Спальни:	3
Ванные комнаты:	3
Готовые кв.м.:	184 кв м
Площадь участка:	4.162 кв м

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Building details

Outdoor Amenities:	Pool
Количество этажей:	2

## Lease terms

Date Available:

## Дополнительная информация

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

## Contact information

IMLIX ID: IX6.828.617

