



# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

## €212765 - Beautiful House with Swimming Pool



### Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 242,221.78

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Civray
Yayınlandı:	22.04.2025

### Açıklama:

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

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## 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

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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)

## Genel Bilgiler

Yatak odası:	3
Banyo:	3
Bitmiş metrekare:	184 m2
Arazi Büyüklüğü:	4.162 m2

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Building details

Outdoor Amenities:	Pool
Kat Sayısı:	2

## Lease terms

Date Available:

## Ek Bilgiler

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

## Contact information

IMLIX ID: IX6.828.617

