



## Immaculate 3 Bedroom Stone Bungalow with Enclosed Garden And Garage - €123650



### Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 140,364.19

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Charroux
Postleitzahl:	86250
Veröffentlicht:	15.06.2026

#### Beschreibung:

Single-story, stone house built in the 1960s with 3 bedrooms. Modernised since its construction with a new sanitation system in 2022, updated electrical wiring, double glazing, and oil-fired central heating. The living room and one bedroom have air conditioning. The house can be purchased furnished. Located in a very quiet hamlet just a 2.5km walk from the charming village of Charroux with its shops, bars, restaurants, bakery, etc.

#### GROUND FLOOR:

Entrance 6m<sup>2</sup> Laminate flooring, built-in cupboard  
Living room 25m<sup>2</sup> Tiled floor, French doors, air conditioning, flue in place for a wood/pellet stove  
Fitted kitchen 10m<sup>2</sup> Tiled floor  
Laundry room 4m<sup>2</sup> Tiled floor, sink  
Bedroom 9m<sup>2</sup> Laminate flooring  
Bedroom 12m<sup>2</sup> Laminate flooring, air conditioning  
Bedroom 9m<sup>2</sup> Laminate flooring  
Shower room 4m<sup>2</sup> Tiled floor, toilet, shower, sink, heated towel rail

#### EXTERIOR:

Covered west-facing terrace  
East-facing terrace  
Storage room, garage with space for one car. Oil-fired boiler for heating and hot water. (Water heater in the laundry room for hot water in summer)

#### Allgemein



Schlafzimmer: 3  
Badezimmer: 1  
Fertige m<sup>2</sup>: 80 m<sup>2</sup>  
Grundstücksgröße: 1599 m<sup>2</sup>  
Stockwerk Nummer: 1

## Zimmerdetails

Zimmer insgesamt: 4

## Gebäudedetails

Anzahl Etagen: 1  
Ausrichtung: W

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/B7MPy19RHFU>

## Kontaktinformation

IMLIX ID: IX8.589.584

