



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



### Agent Info

Name: Christophe GUAY  
Company: Agence TIC Ruffec  
Name:  
Country: France  
Experience: 1985  
since:  
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 140,979.24

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Charroux  
ZIP code: 86250  
Posted: Jun 15, 2026

### Description:

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)

### Common



Bedrooms: 3  
Bathrooms: 1  
Finished sq. ft.: 80 sq m  
Lot Size: 1599 sq m  
Floor Number: 1

### **Room details**

Total rooms: 4

### **Building details**

Number of Floors: 1  
Orientation: W

### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL: <https://youtu.be/B7MPy19RHFU>

### **Contact information**

IMLIX ID: IX8.589.584

