



## Detached Bungalow with Basement, Situated in a Beautiful Location Near the Le Clain - €135,000

### Informações do Revendedor

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Name:             | Christophe GUAY                                             |
| Nome da Empresa:  | Agence TIC Ruffec                                           |
| País:             | França                                                      |
| Experience since: | 1985                                                        |
| Tipo de Serviço:  | Selling a Property                                          |
| Specialties:      |                                                             |
| Property Type:    | Apartments, Houses                                          |
| Telefone:         | +33 (545) 710-046                                           |
| Languages:        | French                                                      |
| Website:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Detalhes do anúncio

|               |             |
|---------------|-------------|
| Imóveis para: | Venda       |
| Preço:        | EUR 135,000 |

### Localização

|                        |                    |
|------------------------|--------------------|
| Country:               | França             |
| State/Region/Province: | Nouvelle-Aquitaine |
| Cidade:                | Charroux           |
| CEP:                   | 86350              |
| Adicionado:            | 14/07/2026         |

### Informação adicional:

A recently built detached bungalow with a basement, situated at the end of a cul-de-sac in a large, wooded garden. Ideal for those seeking peace and quiet: not overlooked and not far from the River Clain, yet outside the flood zone. The house is in good overall condition but requires some modernisation (kitchen, decor); it offers a comfortable living space with three bedrooms, a lounge/dining room and a separate kitchen. The basement and the large, fenced garden are further assets of this property, as are the local shops, which are just a few kilometres away.

Basement: (97m2)

Concrete floor, small window, garage door, gas water heater

Laundry room: concrete floor

Under the terrace, storage room: concrete floor

Room: sink, window, concrete floor, water filter

Ground Floor:

Living room (31.5m2): tiled floor, French windows, window, turbo stove

Hallway: tiled floor

Kitchen (10m2): basic, window, tiled floor

Bedroom (10m2): carpet over concrete, window



Corridor: tiled floor, cupboard

Bathroom (5.5m<sup>2</sup>): bath with shower, washbasin, window, tiled floor

Toilet: washbasin on top of cupboard, toilet

Bedroom (9.5m<sup>2</sup>): window, cupboard, PVC flooring

Bedroom (9m<sup>2</sup>): cupboard, carpet over tiled floor, window

Outside:

Englosed garden

Wooded garden

Construído: 1989

## Comum

Quartos de dormir: 3

Banheiro: 1

Pés quadrados acabados: 88 m<sup>2</sup>

Tamanho do lote: 3800 m<sup>2</sup>

Floor Number: 1

## Room details

Total rooms: 4

## Building details

Número de pisos: 1

## Lease terms

Date Available:

## Informação adicional

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

