



## Detached Bungalow with Landscaped Garden



### Information de l'agent

|                   |   |
|-------------------|---|
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| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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### Détails de l'annonce

|              |             |
|--------------|-------------|
| Propriété à: | Vendre      |
| Prix:        | USD 165,648 |

#### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville:                | Bernac             |
| Indicatif régional:   | 16700              |
| Soumis:               | 24/06/2024         |

#### Description:

Have you watched the video yet? - Pretty bungalow with 4 bedrooms, situated in a quiet hamlet 5 minutes from Ruffec. The house is perfectly maintained, benefits from underfloor electric central heating, has an attached garage and a lovely enclosed garden. A rare opportunity to acquire a detached house in such good condition at this price.

A must-see.

#### - Ground floor

Fitted kitchen (9m<sup>2</sup>): tiled floor  
Living room (43m<sup>2</sup>): tiled floor, bay window, French window  
Corridor (4m<sup>2</sup>): tiled floor  
WC (1.5m<sup>2</sup>): tiled floor  
Bedroom 1 (10.5m<sup>2</sup>): tiled floor  
Bedroom 2 (11m<sup>2</sup>): tiled floor  
Bedroom 3 (11m<sup>2</sup>): tiled floor  
Bedroom 4 (10m<sup>2</sup>): tiled floor



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Bathroom (6m2): tiled floor, bath, washbasin, water heater, heated towel rail

- Outside:

23m2 garage for one car, concrete floor

Enclosed garden.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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Condition: Good



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## Commun

Chambres: 4  
Salle de bains: 1  
Dimensions du lot: 974 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/62r396TegHI>

## Contact information

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