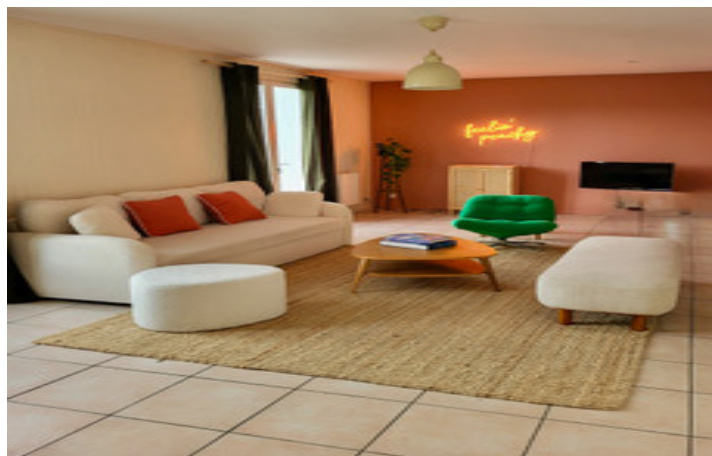
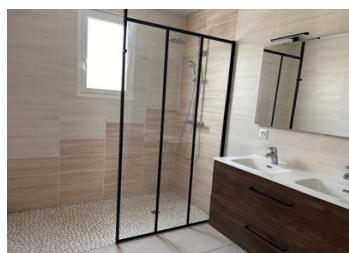


Bright 3-Bedroom Bungalow with Large Garden, Carport and Peaceful Setting in Gurat



INFORMATION

Town:	Gurat
Department:	Charente
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	1050 m2



IN BRIEF

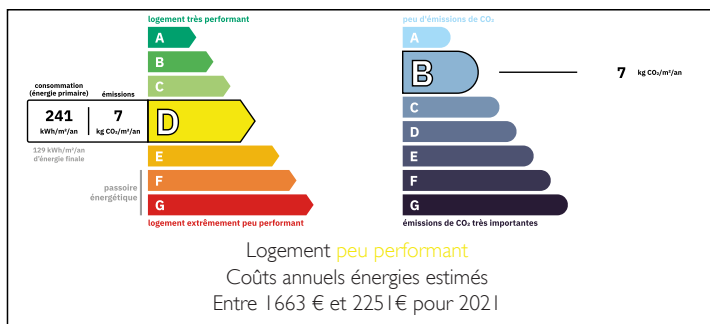
Set in a quiet cul-de-sac in the charming Charente village of Gurat, this single-storey home offers calm living with no passing traffic and excellent access to local amenities.

The property features a bright 23m² modern kitchen-diner, a spacious 32m² lounge with wood burner and heat-distribution system, and a practical 9m² utility room with direct garden access. A central hallway leads to three well-proportioned bedrooms (9.5m², 9.6m², 9.6m²) and a recently refurbished 7m² bathroom with walk-in shower.

Outside, the flat two-level garden includes generous parking, a motorhome-suitable carport, a shed, and an additional storage room—ideal for hobbies or equipment.

Gurat is known for its rolling countryside, walking trails, and proximity to Aubeterre-sur-Dronne, one

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover this inviting 3-bedroom bungalow located in a peaceful cul-de-sac in the picturesque village of Gurat, Charente. This tranquil setting offers a genuine sense of privacy, with no passing traffic and a rural atmosphere while still being close to village amenities and popular tourist destinations.

A Comfortable and Efficient Home

The property benefits from a dual-heating system: modern electric heaters and a wood burner equipped with a ventilation system that distributes warmth throughout the home—ideal for cosy, low-cost winter living.

Well-Designed Living Spaces

The 23m² kitchen-diner has been styled with a contemporary feel, offering good natural light and ample workspace, making it the perfect social hub of the home. From here, a useful 9m² utility room provides practical storage, laundry space, and direct access to the garden.

The generous 32m² living room features a central wood burner, creating a warm and welcoming atmosphere—excellent for family living or relaxing after a day exploring the Charente countryside.

Three Comfortable Bedrooms

A central hallway leads to three bedrooms:

Bedroom 1: 9.5m²

Bedroom 2: 9.6m²

Bedroom 3: 9.6m²

Each room offers good proportions and flexibility for family, guests, or a home office.

Modern Bathroom

The 7m² bathroom has been fully modernised and includes a stylish walk-in shower, giving the space a fresh, contemporary feel.

Outdoor Living & Practical Extras

The exterior is a major highlight, featuring a flat