



## Renovation Opportunity: Traditional Village Home with Outbuildings - €55,000



### 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 64,344.06 |

#### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Mansle             |
| Postleitzahl:         | 16230              |
| Veröffentlicht:       | 21.10.2025         |

#### Beschreibung:

Located in the charming village of Villognon, close to the restaurant and church, this character house offers great potential after renovation. Already equipped with double glazing, oil-fired central heating, and connected to the mains drainage, it provides a solid base for a main or secondary home project.

#### Ground Floor:

Kitchen (20 m<sup>2</sup>) Tiled floor, old blocked fireplace, fitted with a boiler.

Living Room (14 m<sup>2</sup>) Tiled floor

#### First Floor:

Bedroom 1 (12 m<sup>2</sup>) Laminate flooring.

Bedroom 2 (15 m<sup>2</sup>) Laminate flooring, accessed through the first bedroom.

Shower Room (3 m<sup>2</sup>) Vinyl flooring, shower, and washbasin. (WC currently outside.)

#### Outside:

Back kitchen (16 m<sup>2</sup>) Vinyl over concrete floor.

Barn (40 m<sup>2</sup>) Earth floor, roof in need of repair.

WC/workshop, courtyard, and a beautiful vaulted cellar.

The house is currently supplied by well water, but a connection to the public water network (water meter) is available.



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Features:

Village charm

Existing double glazing and central heating

Barn

Authentic vaulted cellar

Work to be expected:

General refurbishment (electricity, kitchen, shower room, decoration, and installation of indoor WC).

Roof inspection and repair of the barn.

## Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 2                  |
| Badezimmer:              | 1                  |
| Fertige m <sup>2</sup> : | 67 m <sup>2</sup>  |
| Grundstücksgröße:        | 350 m <sup>2</sup> |
| Stockwerk Nummer:        | 1                  |

## Zimmerdetails

|                   |   |
|-------------------|---|
| Zimmer insgesamt: | 3 |
|-------------------|---|

## Gebäudedetails

|                |    |
|----------------|----|
| Anzahl Etagen: | 1  |
| Ausrichtung:   | SO |

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: [https://youtu.be/UghoJc7Ij\\_4](https://youtu.be/UghoJc7Ij_4)

## Kontaktinformation

IMLIX ID: IX7.725.469

