



Village house to renovate, strong investment opportunity



Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 92,705.56

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Aumagne
Postleitzahl:	17770
Veröffentlicht:	20.04.2026

Beschreibung:

Located in the peaceful village of Aumagne, with bar/restaurant, just 15 minutes drive from Aulnay and St-Jean-d'Angély, this spacious village house offers great potential for renovation, with most of the major work already completed. On the ground floor, there is a large kitchen, a bright sitting room with fireplace and insert, and an office area offering flexible use as a study or additional living space. WC. Upstairs, you will find three good-sized bedrooms, a large family bathroom, and two useful storage rooms. Major improvements have already been made, including insulated roof, updated electrics, double glazing, new hot water tank and mains drains ready to connect. Outside, a courtyard garden provides a private and manageable outdoor space for dining or relaxing. Within an hour of the beautiful beaches of the Atlantic coast and La Rochelle airport ☑ ideal for budget airline connections ☑ this property is perfectly placed for holidays, weekends away, or year-round living. An excellent investment project or lock-up-and-leave home in the heart of the Charente-Maritime countryside.

Zustand:	Muss renoviert werden
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Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	150 m ²
Grundstücksgröße:	127 m ²

Zimmerdetails



Zimmer insgesamt: 4

Versorgungsdetails

Heizstoff: Coal

Energieeffizienz

Energieverbrauch in kWh/(m²·a): 282

Gebäudedetails

Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website: http://www.arkadia.com/TXNV-T30936/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Kontaktinformation

IMLIX ID: 955F99F97ACB4C7F

