



## Village house to renovate, strong investment opportunity



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 92,705.56

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Aumagne
Ταχυδρομικός κωδικός:	17770
Δημοσιεύθηκε:	20/04/2026

#### Περιγραφή:

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.

Κατάσταση:	Must be reformed
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### Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	150 τ.μ
Μέγεθος αυλής:	127 τ.μ



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## Room details

Total rooms: 4

## Utility details

Heating Fuel: Coal

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 282

## Building details

Αριθμός ορόφων: 2

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/TXNV-T30936/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30936/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 955F99F97ACB4C7F

