



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



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
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Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 64,344.06

### Posizione


Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Mansle
Cap:	16230
Publicato:	21/10/2025

### Descrizione:


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.

## Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	67 mq
Dimensione del lotto:	350 mq
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Numero di piani:	1
Orientation:	SE

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: [https://youtu.be/UghoJc7Ij\\_4](https://youtu.be/UghoJc7Ij_4)

## Contact information

IMLIX ID: IX7.725.469

