



Village house to renovate, strong investment opportunity



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 92,421.46

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Aumagne
Cap:	17770
Pubblicato:	20/04/2026

Descrizione:

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.

Condizione:	Must be reformed
-------------	------------------

Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	150 mq
Dimensione del lotto:	127 mq

Room details



Total rooms: 4

Utility details

Heating Fuel: Coal

Energy efficiency

Energy Use (kWh/m²/year): 282

Building details

Numero di piani: 2

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: 955F99F97ACB4C7F

