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



# Agent Info

Naam: Christophe GUAY Bedrijfsnaam: Agence TIC Ruffec

Mistlampen: France Experience 1985

since:

Service Type: Selling a Property

Specialties:

Property Type: Apartments, Houses Telefoon: +33 (545) 710-046

Languages: French

Website: https://tic-ruffec.com

## Advertentie details

Vastgoed voor: Koop

Prijs: USD 63,378.14

#### Locatie

Aanbevolen Auto Onderdelen: France

Staat/Regio/Pronvincie: Nouvelle-Aquitaine

Plaats: Mansle
Postcode: 16230
Geplaatst: 21-10-2025

Omschrijving:

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 m2) [2] Tiled floor, old blocked fireplace, fitted with a boiler.

Living Room (14 m2) [2] Tiled floor

First Floor:

Bedroom 1 (12 m2) 2 Laminate flooring.

Bedroom 2 (15 m2) [2] Laminate flooring, accessed through the first bedroom.

Shower Room (3 m2) [2] Vinyl flooring, shower, and washbasin. (WC currently outside.)

Outside:

Back kitchen (16 m2) [2] Vinyl over concrete floor.

Barn (40 m2) 2 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.

Features:

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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.

# Algemeen

Slaapkamers: 2
Badkamers: 1
Afgewerkte vierkante meter: 67 m²
Lot Afmeting: 350 m²
Floor Number: 1

# **Room details**

Total rooms: 3

# **Building details**

Aantal verdiepingen: 1
Orientation: SE

### Lease terms

Date Available:

# **Contact information**

IMLIX ID: IX7.725.469

