



Village house to renovate, strong investment opportunity



Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 92,705.56

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Aumagne
Postcode:	17770
Geplaatst:	20-04-2026

Omschrijving:

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.

Conditie:	Must be reformed
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Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	150 m ²
Lot Afmeting:	127 m ²

Room details

Total rooms:	4
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Utility details

Heating Fuel: Coal

Energy efficiency

Energy Use (kWh/m²/year): 282

Building details

Aantal verdiepingen: 2

Lease terms

Date Available:

Additionele informatie

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

Contact information

IMLIX ID: 955F99F97ACB4C7F

