



Village house to renovate, strong investment opportunity



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 79,000

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Aumagne
ZIP code: 17770
Posted: Apr 20, 2026

Description:

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.

Condition: Must be reformed

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 150 sq m
Lot Size: 127 sq m

Room details



Total rooms: 4

Utility details

Heating Fuel: Coal

Energy efficiency

Energy Use (kWh/m²/year): 282

Building details

Number of Floors: 2

Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID: 955F99F97ACB4C7F

