



## Casa de pueblo estilo Charente



### Informações do Revendedor

Name: ArKadia  
Nome da Empresa:  
País: Reino Unido  
Telefone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para: Venda  
Preço: USD 126,391.79

### Localização

Country: França  
State/Region/Province: Nouvelle-Aquitaine  
Cidade: Aumagne  
CEP: 17770  
Adicionado: 21/07/2024

#### Informação adicional:

You are looking for a Charentais type with dependence, so don't hesitate any longer. Aumagne sector, come and discover this fully renovated Charente-style village house of 84 m<sup>2</sup> with very large outbuildings of around 250 m<sup>2</sup> overall where you can imagine numerous possibilities on a plot of 4784 m<sup>2</sup> in one piece. Very good potential. On the first cadastral part you have 993 m<sup>2</sup> of land with outbuildings + enclosed house all around without vis-à-vis with garden in the wooded center, and the rest 3791 m<sup>2</sup> for garden or other making on the whole 4784 m<sup>2</sup> of land . Not far from the town of Matha 8 mins away with all shops and nursery and primary schools, middle school and school bus service, St Jean d'Angély 16 mins, bordering Charente Cognac 30 mins away. It offers you: an entrance to the living room with kitchen area, (left side of the entrance) a room serving as a living room with toilet, bathroom, a bedroom, (right side) 2 bedrooms with adjoining one of the outbuildings. which can allow for expansion. For the first floor you have a convertible attic of 50 m<sup>2</sup> insulated by worm wool with 50 L water heater for the kitchen sink below. The technical side: openings in double glazing and PVC as well as the shutters except the windows upstairs which are made of wood with shutters, the heating is fuel oil with boiler, for sanitation there is provision for the passage of the TAE in the village but currently it is by a septic tank. At the front of the house you have a beautiful and pleasant flowered garden to allow you to spend beautiful days and good times with your family. DPE: 282, GES 77 For more information, do not hesitate to contact me on 06 50 42 11 06 for a visit. See you soon. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condição: Must be reformed  
Construído: 1822



## Comum

|                         |                     |
|-------------------------|---------------------|
| Quartos de dormir:      | 3                   |
| Banheiro:               | 1                   |
| Pés quadrados acabados: | 85 m <sup>2</sup>   |
| Tamanho do lote:        | 4784 m <sup>2</sup> |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Utility details

|               |     |
|---------------|-----|
| Heating Fuel: | Oil |
|---------------|-----|

## Energy efficiency

|  |     |
|--|-----|
| Energy Use (kWh/m <sup>2</sup> /year): | 282 |
|--|-----|

## Building details

|                    |     |
|--------------------|-----|
| Parking:           | Sim |
| Number of Garages: | 1   |

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/GKAD-T68662/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68662/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 388\_34782

