



## Village house to renovate, strong investment opportunity



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 92,705.56

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Aumagne
Почтовый индекс:	17770
Добавлено:	20.04.2026

#### Описание:

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.

Состояние:	Must be reformed
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### Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	150 кв м
Площадь участка:	127 кв м

### Room details



Total rooms: 4

### Utility details

Heating Fuel: Coal

### Energy efficiency

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

### Building details

Количество этажей: 2

### Lease terms

Date Available:

### Дополнительная информация

URL вебсайта: [http://www.arkadia.com/TXNV-T30936/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30936/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 955F99F97ACB4C7F

