



## Casa de pueblo estilo Charente



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 126,391.79

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Aumagne
Posta kodu:	17770
Yayınlandı:	21.07.2024

### Açıklama:

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 m2 with very large outbuildings of around 250 m2 overall where you can imagine numerous possibilities on a plot of 4784 m2 in one piece. Very good potential. On the first cadastral part you have 993 m2 of land with outbuildings + enclosed house all around without vis-à-vis with garden in the wooded center, and the rest 3791 m2 for garden or other making on the whole 4784 m2 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 m2 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)

Durum:	Must be reformed
Yıl:	1822



## Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	85 m2
Arazi Büyüklüğü:	4784 m2

## Room details

Total rooms:	5
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## Utility details

Heating Fuel:	Oil
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## Energy efficiency

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

Parking:	Evet
Number of Garages:	1

## Lease terms

Date Available:	
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## Ek Bilgiler

Web Sitesi URL'si:	<a href="http://www.arkadia.com/GKAD-T68662/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/GKAD-T68662/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	388_34782
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