

## Charming Stone Property in Lively Village: Perfect Restoration Project



## INFORMATION

Town:	Tusson
Department:	Charente
Bed:	2
Bath:	1
Floor:	115 m <sup>2</sup>
Plot Size:	242 m <sup>2</sup>



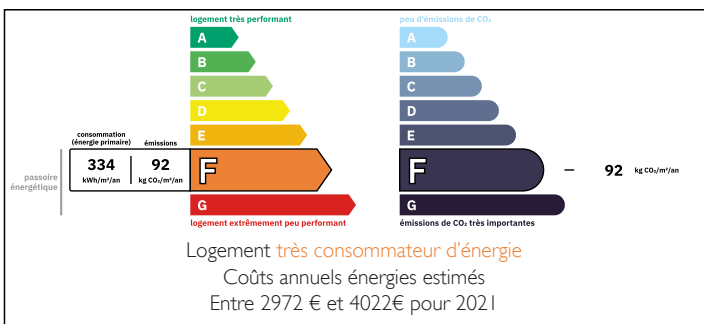
## IN BRIEF

Nestled in the heart of the picturesque village of Tusson, this property boasts a rich history as the former village bakery. Offering versatile possibilities, it presents an exciting opportunity for those with commercial aspirations or those seeking a charming primary residence or holiday home.

The property features abundant rustic stone work, with the potential for large rooms, extensions into the barns and/or attics, and a remarkable cellar. Additionally, it includes a small courtyard.

With its central location and unique character, this property presents a blank canvas for restoration.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The property in further detail :

Ground floor :

Entrance into the kitchen (35 m<sup>2</sup>)

Living room (25 m<sup>2</sup>)

Garage / workshop (20 m<sup>2</sup>)

Barn (41 m<sup>2</sup>)

Second garage (23 m<sup>2</sup>)

Old shower room with double toilet 'à l'ancienne'

Courtyard (approximately 20 m<sup>2</sup>)

First floor :

Two bedrooms (23 and 26 m<sup>2</sup>)

Bathroom (3,6 m<sup>2</sup>) with bidet, bath and sink.

Attic room above the garage (20 m<sup>2</sup>)

Second floor :

Two attics accessible by ladders.

The ground floor is constructed above two large cellars, one of them vaulted.

The courtyard (about 20 m<sup>2</sup>) is accessible from the barn and from the street.

The drainage is not conform. Mains drainage doesn't exist yet in Tusson.

The oil fired central heating is old, a connection for gas central heating is available in the street.

More pictures available upon request.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **732 EUR**

Taxe habitation: **EUR**

## NOTES