

UNDER OFFER Character detached stone property historic renowned French village

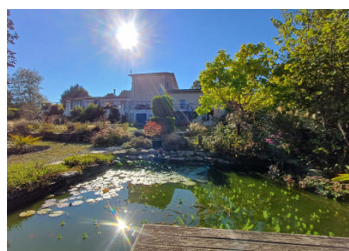
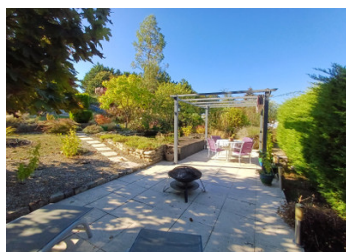


INFORMATION

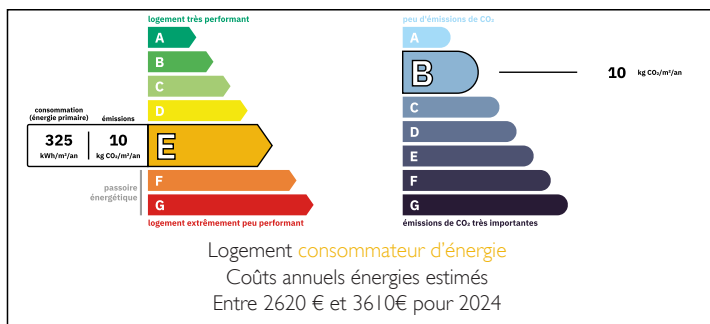
Town:	Tusson
Department:	Charente
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	2000 m2

IN BRIEF

This very attractive detached property located on the edge of the historic village of Tusson has a stunning landscaped garden with pond and views across the French countryside. A modern extension with deck provides a quality update to this unconventional 3 bed house within easy reach of Ruffec, Angoulême, Poitiers and the coast.



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.



LOCAL TAXES

Taxe foncière: 1224 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The village of Tusson offers everything you need for day to day living, including restaurant, grocer store, Famous Cake Shop aptly named Gateaux, shop with local duck produce, art galleries, museum and a vibrant local community.

This gorgeous renovated house is just a short walk from the centre!!

If you love your garden you will love this!! Designed and planted for today's climate and easy maintenance.

In brief the house is as follows:

Entrance hall 5.5 x 1.5m

WC with sink and utility space

Office 9.65m²

Extensive L shaped Living room 47m² with woodburner and chestnut floor, 3 sets of French doors leading to the outside solid deck extension and garden.

Amazing Views!!!

Bedroom 12.33m² with en-suite Shower room 8.36m², large walk-in shower, WC and sink.

To the other side of the entrance hall

Kitchen 24m² fully fitted and with double-glazed doors to front and rear of the house. Access directly onto the Deck area with views and steps to lower garden level

From the kitchen there are a few steps leading up to the Snug or occasional bedroom of 10.34m²

Stairs to rear of entrance leading to

Master Bedroom 15m² with 2 large picture windows and wood floor

En-suite shower room 5m² with Shower, sink and WC

OUTSIDE

The garden has been designed with pathways leading you around to different 'rooms' and seating areas with many nooks and crannies to take advantage of the sun and shade. There is beautiful fish pond and views from every which way.

Under the house is a utility room...