

In a listed village. Small shops. maison de maitre, 7 bedrooms, outbuildings, large walled garden



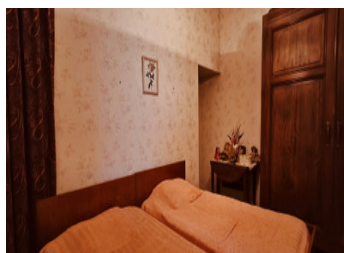
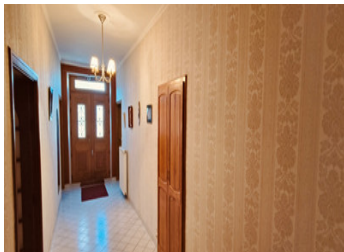
INFORMATION

Town:	Tusson
Department:	Charente
Bed:	7
Bath:	2
Floor:	380 m2
Plot Size:	1912 m2

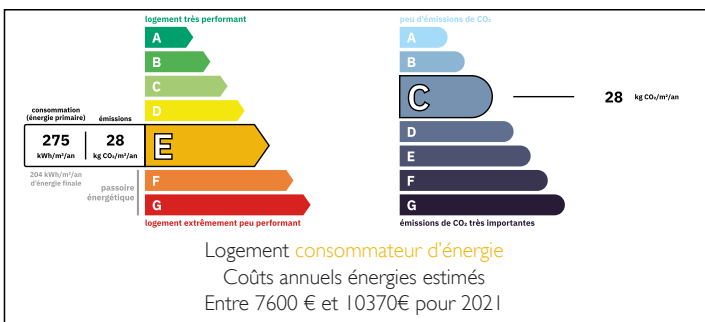
IN BRIEF

Situated in a protected, listed village, this 380 m² character property boasts authenticity and extensive grounds of 1912 m². Built in 1868, it combines the charm of yesteryear with the potential for renovation to restore it to its former glory. Its 12 rooms offer spacious accommodation, with a large open-plan kitchen, a separate dining room and a vast lounge, perfect for entertaining. Its 7 bright bedrooms mean you can adapt the space to suit your needs. Outside, several outbuildings with impeccable roofs and a superb vaulted cellar complete this property. A separate section awaiting renovation offers the possibility of creating a gîte. A place steeped in history, to be reinvented as you wish.

To see very quickly

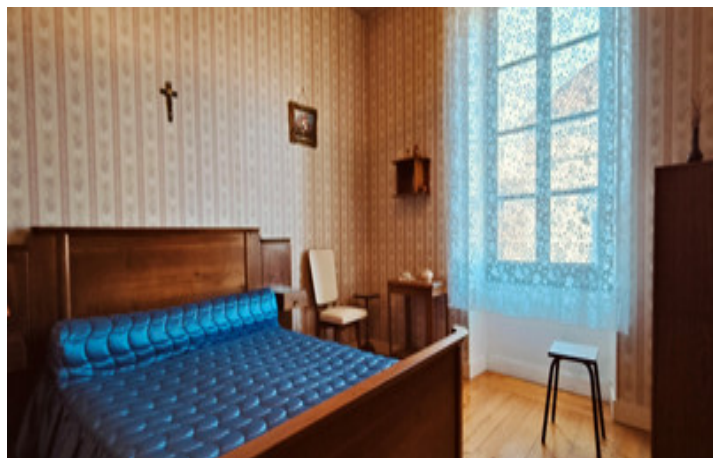


ENERGY - DPE



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: 1338 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house comprises

Large entrance hall: 27.60m² leading to:

Large kitchen: 39.20m² fitted and very bright, tiled floor.

Dining room: 34.40m² with parquet flooring

Separate lounge: 38m² with built-in storage cupboard and beautiful wooden floor.

Bedroom1: 17.00m², parquet flooring, fireplace, cupboard.

Shower room: 8.15m², equipped with shower, washbasin, WC, bidet, towel rail, communicating with bedroom 1.

Separate WC: 2.10m².

Storeroom1: 12.60m²

Storeroom2: 6.40m²

First floor: magnificent staircase leading to:

Landing: 20.80m² leading to:

Bedroom2: 38.35m² floor, fireplace

Bedroom3: 18.05m² floor

Bedroom4: 9.02m² floor

Bedroom5: 12.33m² floor

Bedroom6: 17.40m² floor

Bedroom7 or study: 8.55m² floor