

## Stone House to Renovate in Historic Tusson



## INFORMATION

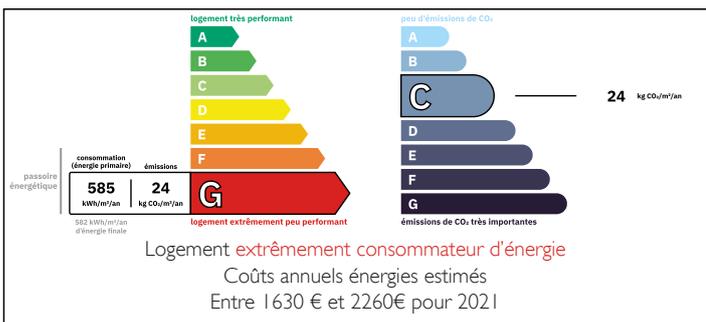
Town:	Tusson
Department:	Charente
Bed:	2
Bath:	1
Floor:	69 m <sup>2</sup>
Plot Size:	1056 m <sup>2</sup>

## IN BRIEF

Situated in the historic village of Tusson (16140), this property enjoys a peaceful setting within easy reach of Ruffec (16700), Mansle (16230) and Aigre (16140), offering convenient access to local shops and amenities while retaining an authentic Charente charm. Ideal for a renovation project, the house presents great potential as a main residence, holiday home, or investment in a sought-after heritage location.



## 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

Located in Tusson (Charente), this house to renovate is set on the ground floor and comprises two bedrooms, an open-plan living area with kitchen, and a fireplace fitted with a wood-burning stove, creating a warm focal point. The property also includes a shower room, and separat WC..

Externally, the property benefits from an attached lean-to, an outdoor WC, a courtyard, and a non-adjoining garden, offering additional outdoor space. Full of character and potential, this property is perfectly suited to buyers looking to restore a home in a charming and historic village environment.

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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 habitation: EUR

## NOTES