

Ref: A18381SE16

Price: 149 800 EUR

agency fees included: 0 % TTC to be paid by the buyer (140 000 EUR without fees)

SOLD SUBJECT TO CONTRACT Rare old stone houses and outbuildings set around courtyard with walled garden.



INFORMATION

Town: Tusson

Department: Charente

Bed: 3

Bath:

Floor: 125 m2







IN BRIEF

Plot Size:

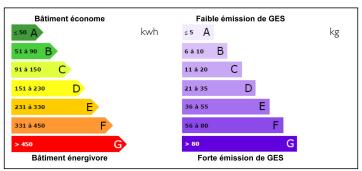
Superb business opportunity or extended family home for lovers of old stone buildings in fabulous popular tourist village with amenities. One house has 3 bedrooms and is centrally heated. The other house is to renovate from scratch. Several outbuildings, stables and workshop. Angouleme and Poitiers for airport and train station within easy driving distant. La Rochelle Ih30 drive.

1524 m²





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.





Ref: A18381SE16

Price: 149 800 EUR

agency fees included: 0 % TTC to be paid by the buyer (140 000 EUR without fees)







LOCAL TAXES

Taxe foncière:

638 EUR

NOTES

DESCRIPTION

Where to start with this amazing and rare ensemble? Situated in a quiet street in the centre of Tusson with its tea house, restaurant, museum, grocer store and potteries, this could make a lovely extended family home or holiday rental business.

The main gate leads into the sunny sheltered courtyard and to the right there is the main house which needs considerable updating but is habitable Ground Floor

Living room 32m² Kitchen 29m²

First Floor 2 level landing leading to Bedroom 1 Im²
Study or ironing room 8m²
Bedroom 15m²
Bedroom 17m² with dressing room Bathroom 5m²
WC
Access to attic space.

An amazing vaulted cellar under the house.

Outside and outbuildings

Stable building with original mangers still in situe $95m^2$ roof ok

Further stables and barn 86m² and 35m²

Garage 35m²

Workshop IIm²

Well

2nd house is re-roofed and on two levels. Double glazed wood windows already installed. Chestnut flooring and other original features.

Don't hesitate too much this one will go quickly!!

This house is available to purchase as part of a larger ensemble if you wish.

UK: 08700 | | 5 | 5 | France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr