

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



## INFORMATION

Town:	Tusson
Department:	Charente
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	1524 m2



## IN BRIEF

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 1h30 drive.

## 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: **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 32m<sup>2</sup>

Kitchen 29m<sup>2</sup>

First Floor 2 level landing leading to

Bedroom 11m<sup>2</sup>

Study or ironing room 8m<sup>2</sup>

Bedroom 15m<sup>2</sup>

Bedroom 17m<sup>2</sup> with dressing room

Bathroom 5m<sup>2</sup>

WC

Access to attic space.

An amazing vaulted cellar under the house.

Outside and outbuildings

Stable building with original mangers still in situ  
95m<sup>2</sup> roof ok

Further stables and barn 86m<sup>2</sup> and 35m<sup>2</sup>

Garage 35m<sup>2</sup>

Workshop 11m<sup>2</sup>

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.