

Village property to renovate with courtyard garden. Could be a main house **UNDER OFFER**

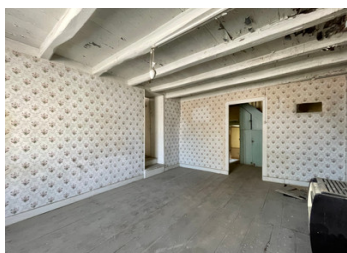


INFORMATION

Town:	Tusson
Department:	Charente
Bed:	2
Bath:	0
Floor:	90 m2
Plot Size:	247 m2

IN BRIEF

Lovely little property in need of renovation, its in a vibrant village, brimming with pretty stone buildings, artists and craftspeople. There are local shops and a restaurant in walking distance.



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

The house has 3 main rooms on the ground floor, one at the rear which was a kitchen (12m²), 2 rooms to the front (17m², 17m²) both with wooden floors, between is a hall with staircase (5m²).

On the first floor are 2 main rooms (18m², 18m²) a hallway 3.9m² and two attic spaces (6.57 m² and 18m²)

The second part of the building could be used as a gite/ family accommodation. It comprises of a ground floor room (15m²), and 2 rooms on the first floor (18m², 13m²) above which is attic space.

The garden is part grassed, part paved and there are a couple of small storage areas, it's walled.

The roof has been replaced and all other renovation work to to be done.

The village has fibre and there is a plan in place for mains drainage to be installed in the future.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 605 EUR

NOTES