



Village House with Outbuilding and Courtyard,

16140, Aigre, Charente, Nouvelle Aquitaine

€149,999

Ref: R5855

* Available * 4 Beds * 2 Baths * 202m2

Four bedroom house in the pretty village of Tusson, which has a grocery store, several tea rooms, and a restaurant amongst others. The house can be sold furnished if desired.

- Limoges for Motorway Connections Railways and Airport
- Golf courses in region
- Local Markets
- Motorways close
- Poitiers and Angoulême for TGV trains
- Tennis in most towns
- Angoulême Limoges and Poitiers tourist centres
- close to Vineyards in Cognac area
- Historical and Tourist Areas
- River and Lake Pursuits
- Railways available

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French Entrée 

Property Description

Four bedroom house in the pretty village of Tusson, which has a grocery store, several tea rooms, and a restaurant amongst others. The house can be sold furnished if desired.

In detail the property includes:

On the ground floor:

Living room (57m²): tiled floor, wood burner, exposed beams, 5 openings,

Kitchen (25m²): stone slabs, fitted,

Back kitchen (15m²): tiled floor, sink,

Shower room (3m²): tiled floor, wc, sink, shower,

Room to renovate (45m²): floor to redone, fireplace, exposed beams, convertible attic.

First floor:

Landing (22m²): wooden floor, fireplace, cupboard,

Bedroom (16m²): carpet,

Bedroom (14m²): wooden floor,

Bedroom (22m²): wooden floor, cupboards,

Bedroom (14m²): wooden floor,

Corridor (5m²): wooden floor,

Bathroom (9m²): tiled floor, toilet, sink, bath with shower.

Attic - non convertible (100m²): insulated.

Outside :

Large private courtyard; easy to maintain, in part shaded and sunny,

Hangar: parking space for two cars (34m²)

Covered terrace with BBQ

Well

Vaulted cellar

Storeroom (20m²).

Close to **Angoulême**, this area benefits from its central position for shopping and entertainment. Good connections for TGV and airports in the great towns of Poitiers, Limoges, Bergerac and Bordeaux. Popular tourist area with activities and historical features close by: local restaurants and markets everywhere and vineyards to the west, for making the local drink.... Cognac!

Alistair Lockhart. Property Director, FrenchEntrée



