

Former retail premises, with generous living accommodation, two bedrooms, fitted kitchen and a garden in the centre of a bustling market town.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Aubusson |
| Department: | Creuse   |
| Bed:        | 2        |
| Bath:       | 1        |
| Floor:      | 85 m2    |
| Plot Size:  | 396 m2   |

## IN BRIEF

This house is situated in the heart of the beautiful town of Aubusson, which is renowned for its famous tapestry museum and its excellent amenities including swimming pool with spa, sauna and steam facilities, cinema, bars restaurants and two supermarkets. Limoges International airport is approximately an hour and half drive with daily flights to the UK.



## ENERGY - DPE

DPE blank.

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

This property could be a great home, a business or both! It oozes potential!

Entering through a vestibule, the ground floor provides a large retail space. To the rear of this room, behind partition doors, there is space for a laundry and a separate shower room.

On the first floor, there is a bright spacious living room, fitted kitchen with skylight above and a WC. On the second floor, there are two good sized bedrooms and a WC, which could be easily converted to provide a shower room. Stairs lead to a large, fully boarded attic space with skylight window above, which could provide a third bedroom.

This town centre property also benefits from a garden with orchard, just 5 minutes walk away.

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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