

Pretty 3 bedroomed artist's house in the heart of historic Aubusson to be sold furnished

EXCLUSIVE



INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	0 m2

IN BRIEF

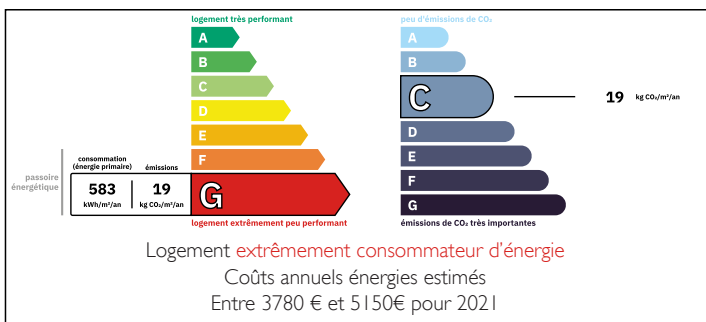
This pretty house has been lovingly restored and decorated by the present owners who have added many unique touches.

The house will require a new roof in the near future and this is reflected in the recent generous price reductions.

It is situated in the heart of the bustling tapestry town of Aubusson with its restaurants, shops, supermarkets, bars, theatre, cinema, swimming pool complex, hospital, doctors, schools, colleges and vets. Aubusson is just 1,5 hours away from Limoges International Airport and 1 hour away from Mont Dore for skiing.



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 habitation: EUR

DESCRIPTION

Ground Floor

Large sitting room/dining room with original fireplace and wood-burner/fitted kitchen with electric oven, hob and extractor hood/ (5.04m x 7.38m). Utility room (3.2m x 2.23m) with sink. Shower room (1.89m x 1.69m) with walk in shower, WC and marble washbasin.

Landing

First Floor

Bedroom 1 (5.4m x 5.24m) a lovely, large dual aspect room

Bedroom 2 (3.67m x 4.2m) with original built in wardrobe

WC (1.75m x 1.54m) with wash basin

Second Floor (converted attic space)

Landing

Bedroom 3 (5.25m x 4.96m)

Bathroom (3m x 3m) with ball and claw free-standing bath

All measurements are approximate

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

NOTES