

2 apartments and business premises in the heart of Aubusson - a great investment opportunity!



## INFORMATION

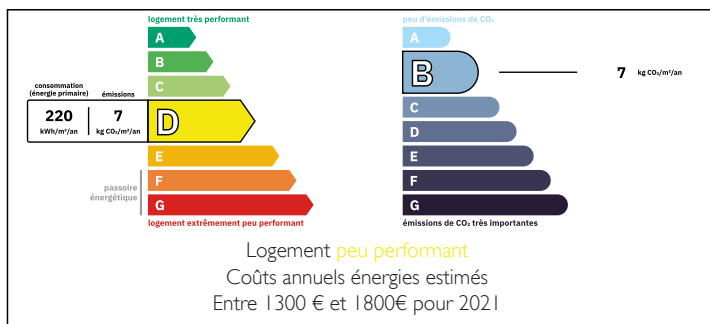
Town:	Aubusson
Department:	Creuse
Bed:	5
Bath:	4
Floor:	143 m2
Plot Size:	0 m2

## IN BRIEF

An opportunity to own two apartments and a business premises in the centre 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. One apartment is already let as is the business premises.



## 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

ON THE GROUND FLOOR: business premises currently rented and used as a bar consisting of: one large room at street level, WC, cellar, access across shared hallway to another large room currently used as a billiard room.

FIRST FLOOR: Apartment 1 consisting of: kitchen/dining room (3.2m x 4.2m), living room (5m x 2.8m), shower room with wash basin and WC, one bedroom (3.2m x 3.3m)

SECOND FLOOR Apartment 2 (duplex) consisting of: large kitchen/dining room (3.4m x 3.4m) with fitted units, spacious, light living room (4.8m x 5.7m). Go upstairs to shower room with washbasin and WC, bedroom 1 (4.3m x 3.3m), go upstairs to study (2.3m x 2.5m), bedroom 2 (4m x 3.1m), dressing room (3m x 2.8m), bathroom with shower and WC. This apartment also has access to the basement (3m x 4.7m) on the ground floor.

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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 foncière: 2237 EUR

Taxe habitation: EUR

## NOTES