

UNDER OFFER - Character property with 4 bedrooms and a garden in the heart of historic Aubusson.

EXCLUSIVE



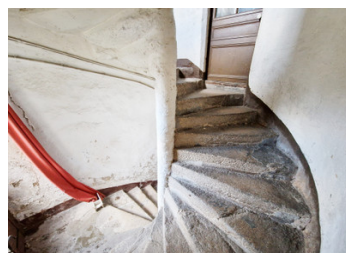
INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	176 m2

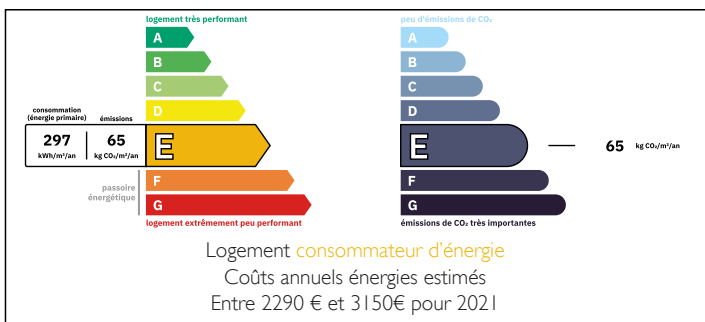
IN BRIEF

This could be a great holiday home as it is easy to lock up and leave with a small back garden to enjoy.

It is situated in the picturesque 'quartier des lissiers' where the tapestry weavers used to work and live. The house is full of character and history but requires a complete renovation. It is just 5 minutes walk from the river and all the shops, restaurants and bars that Aubusson has to offer.

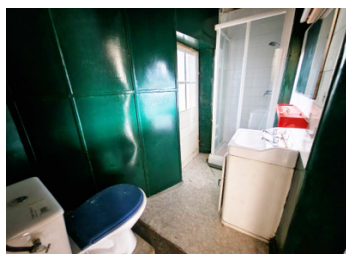


ENERGY - DPE



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

GROUND FLOOR: entry from the street into a long entrance hall, sitting room (2.03m x 4.52m), dining room with former kitchen area to rear (6.36m x 3.18m), WC, access to cellar.

FIRST FLOOR: kitchen area with partial glass roof (4.5m x 2.5m), up steps to a dressing room, shower room with WC (2.8m x 1.4m), Bedroom 1, Bedroom 2

SECOND FLOOR: Bedroom 3 (5.2m x 3.2m) with shower room and WC, Bedroom 4 53.1m x 3.8m), former kitchen (2.2m x 2.7m)

Grenier x2 insulated

Outside: courtyard garden

Former Tapestry Workshop which could be converted to create a gite or further accommodation.

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

LOCAL TAXES

Taxe foncière: 1156 EUR

Taxe habitation: EUR

NOTES