

Renovated 2 bedroom cottage with outbuildings, big garden, nice views, in quiet village close to Aubusson

EXCLUSIVE



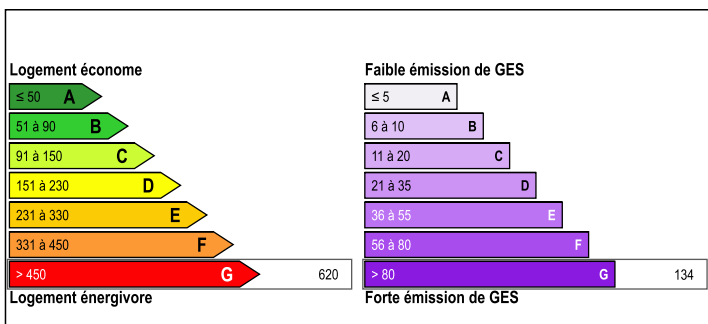
## INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	2
Bath:	1
Floor:	90 m <sup>2</sup>
Plot Size:	1030 m <sup>2</sup>

## IN BRIEF

This house with separate garage and bordering a river is located in a lovely little village with beautiful views. It is nicely renovated and immediately habitable. Almost all windows have recently been replaced with double glazing and there is a new septic tank. There are 2 bedrooms on the first floor and a big landing which actually serves as a second living room. There is a big garden (1030 m<sup>2</sup>) with a garage and another stone outbuilding. Underneath the kitchen is a utility room/workshop and the boiler. The house is at approx 14 km from the lovely town of Aubusson with all amenities, 100 km from Limoges (international airport), 77 km from Clermont-Ferrand (international airport) and 75 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

## ENERGY - DPE



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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:

- Porch (4 m<sup>2</sup>)
- Equipped kitchen (18 m<sup>2</sup>)
- Living room with woodburner and access to the back of the house and to the cellar (17 m<sup>2</sup>)
- Bathroom (bath, shower, toilet, sink) (8 m<sup>2</sup>)

First floor:

- Big landing (currently used as a second living room) with cupboard (12 m<sup>2</sup>)
- 2 bedrooms, both with toilet and sink (15, 15 m<sup>2</sup>)

Attic (can't be converted)

Outbuildings:

- Under the kitchen is a utility room / workshop / boiler room, accessible from the garden (18 m<sup>2</sup>) and a storage room with the oil tank (5 m<sup>2</sup>)
- Separate garage (22 m<sup>2</sup>)
- Stone outbuilding (9 m<sup>2</sup>)

Heating: Oil central heating and woodburner

Insulation: The attic floor is insulated and the walls of the extension are insulated. The windows are double glazed except the window in the bathroom and the kitchen and living room doors.

There is a new septic tank ('aux normes')

## LOCAL TAXES

Taxe foncière: 612 EUR

Taxe habitation: EUR

## NOTES

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