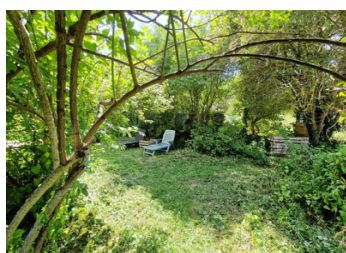
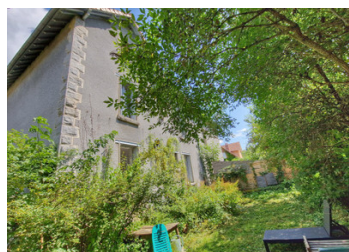


Elegant, spacious family home built in the Art Deco era with 4 bedrooms in the beautiful town of Aubusson



INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	4
Bath:	1
Floor:	200 m2
Plot Size:	403 m2

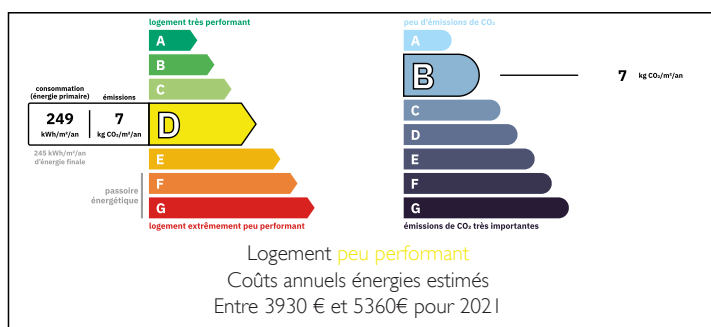


IN BRIEF

Elegant, spacious Art Deco era house of approximately 200m2. The house is in a quiet location, away from the hustle and bustle of the town yet only 5 minutes' walk from the town centre with its shops, supermarkets, bars, restaurants, theatre, cinema, swimming pool complex, doctors, dentists and vets. Limoges international airport is 1 hour 45 minutes away and the delightful city of Clermont Ferrand is approximately 1hr30 minutes away.

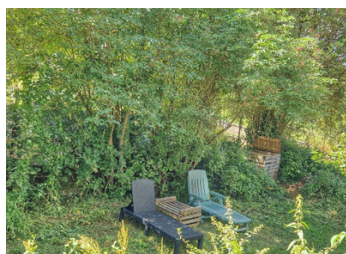
The property is ideally situated in Aubusson, with high ceilings, early 20th century charm including the original tiling in the entrance hall and a beautiful Art Deco, marble fireplace in the living room. The large windows mean that all the rooms are light and bright. The central heating is powered by an efficient wood pellet boiler, which was installed in 2021.

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: garage (4m x 5.3m), cellar and boiler room.

First floor: a large through living room with open-plan kitchen - this room was completely remodelled in 2021 with all external walls insulated (8.3m x 3.8m), a dining room/ study or downstairs bedroom (3.1m x 5m), a bathroom, separate toilet.

Second floor: Bedroom 1 with own bathroom with wash handbasin and original marble fireplace (3.96m x 4.07), Bedroom 2 with own bathroom with wash handbasin and bidet and original marble fireplace (3.9m x 4.17m)

Bedroom 3 with original marble fireplace (3.13m x 3.8m) Bedroom 4 (2.87m x 3.13m) - bedrooms 3 and 4 are connecting rooms.

On the top floor: a very large, beautiful room (currently used as a music and games room) with exposed beams (8.3 x 5.6) and Bedroom 5 (6.6m x 2.3m). This floor has double glazing and electric radiators.

Gated garden to front, side and rear of property.

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

LOCAL TAXES

Taxe foncière: 1936 EUR

Taxe habitation: EUR

NOTES