

Charming village house to renovate with separate accommodation, outbuildings, courtyard/garden (4389 m2)



## INFORMATION

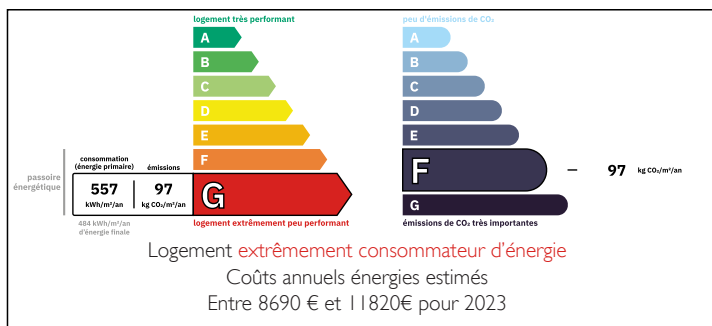
Town:	Aubusson
Department:	Creuse
Bed:	3
Bath:	2
Floor:	174 m2
Plot Size:	4389 m2



## IN BRIEF

This lovely village property contains a 2 bedroom 1 bathroom house and a separate 1 bedroom 1 bathroom apartment at garden level. Although the house is immediately habitable, it will need to be renovated. The balcony offers lovely views over the beautiful landscape of the Creuse, and there is a big garden of 4389 m2 with an outbuilding (wood storage) and a well, and there is a garage attached to the house. The property is situated in a lovely quiet village with a few amenities, at approx 20 minutes drive from nice tapestry town Aubusson with several supermarkets, schools, etc, there are several leisure lakes in the area, at approx 107 km from Limoges (international airport), 85 km from Clermont-Ferrand (international airport) and 85 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

## 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:

- kitchen with wood stove and access to balcony (24.5 m2)
- dining room with access to balcony (32 m2)
- room with access to bathroom and 2 bedrooms (11.5 m2)
- bedroom with access to balcony (19 m2)
- bedroom with access to balcony (21.5 m2)
- bathroom (bath, sink, separate toilet) (8.5 m2)

Garden level:

Separate accommodation:

- living / dining with kitchen block and stone chimney (34 m2)
- bedroom with ensuite bathroom with bath, sink, toilet (28 m2)

- Cellar with oil tank
- Utility room with oil boiler and warm water boiler and storage room
- 2 cellars

Heating: oil central heating and woodstove

Insulation: the property is not insulated

The house is connected to mains drainage

Outbuildings:

- attached garage (18 m2)
- separate outbuilding in the garden (wood storage)
- well

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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 habitation: EUR

## NOTES