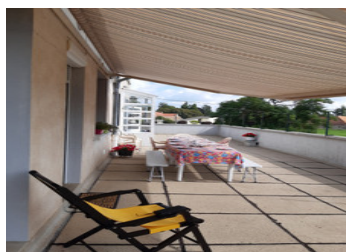


Big house with 2 separate accommodations, 8 bedrooms, 2 bathrooms, huge garage (225 m2), business potential



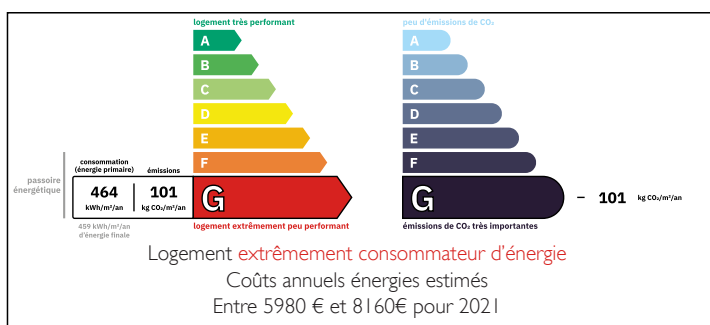
## INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	8
Bath:	2
Floor:	210 m2
Plot Size:	477 m2

## IN BRIEF

This property consists of two separate accommodations, with private access, but also connected with each other on the inside if desired. The property consists of 2 living rooms, 2 kitchens, 8 bedrooms, and offers great potential to create a B&B or gîtes business. The attic offers space for more rooms if desired. There is a lovely big terrace with a lovely view over the green landscape and a small attached garden. Underneath is a huge garage of 225 m2 that could be a fantastic workshop or (rental of) caravan or camper storage. The property is situated in a quiet little town at approx 24 km from lovely tapestry town Aubusson, approx 70 km from Clermont-Ferrand (international airport), approx 110 km from Limoges (international airport) and 60 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse,...

## 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

### Accommodation 1:

- Small veranda
- Living room with stone chimney and insert woodburner (20.5 m2)
- Kitchen (8.5 m2)
- Bathroom (bath/shower, sink) (4 m2)
- Storage space under the stairs
- Wardrobe in the hallway
- Separate toilet
- 2 bedrooms (13 + 14 m2)

### First floor:

- Landing with access to the attic (53.5 m2)
- 4 bedrooms (13.5 + 13.5 m2 + 13 + 11 m2)
- Wardrobe
- Storage room

### Accommodation 2:

- Living room with stone chimney (20 m2)
- Kitchen (10 m2)
- 2 bedrooms (13.5 + 12.5 m2)
- Bathroom (shower, sink) (4 m2)
- Separate toilet
- Wardrobe

Heating: oil central heating

Insulation: Only the windows of the first accommodation are double glazed

The house is connected to mains drainage

Both accommodations have access to the lovely big terrace

- Huge garage underneath (225 m2) and several cellars

## LOCAL TAXES

Taxe habitation: EUR

## NOTES