

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



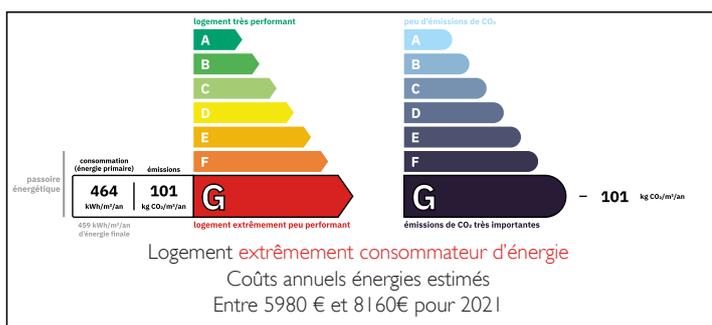
INFORMATION

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,...

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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

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 foncière: **678 EUR**

Taxe habitation: **EUR**

NOTES