

Spacious 5 bedroom home with fantastic open plan living spaces in the heart of historic Aubusson



## INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	5
Bath:	4
Floor:	258.13 m2
Plot Size:	546 m2



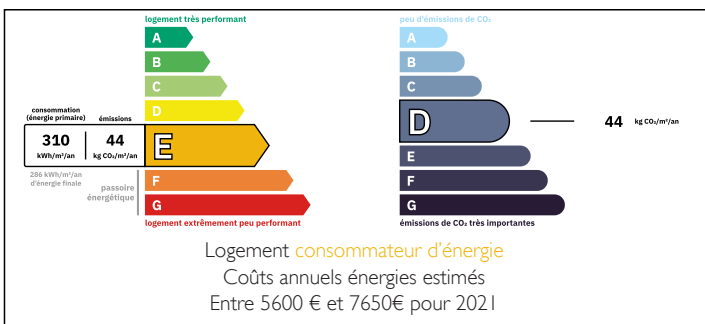
## IN BRIEF

A great opportunity to purchase a detached 19th-century villa in the heart of the historic tapestry town of Aubusson. This property is the perfect blend of a classic home with elegant architectural details but offers stylish open-plan living spaces that blend seamlessly, with elegant hardwood floors, high ceilings, and expansive windows letting in natural light. The kitchen boasts sleek modern appliances and a spacious island, creating a perfect balance of old and new.

Outside, there is a pretty, terraced courtyard garden and a balcony terrace (with its hot tub) accessed from the first floor, which provides a private space to relax. Imagine soaking in the hot tub while enjoying the evening sky, maybe even sipping a glass of wine after a day of exploring the town.

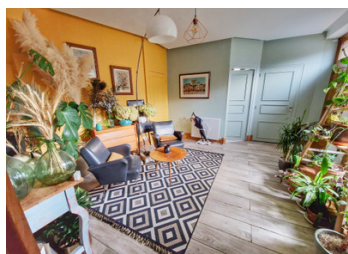
An adjoining plot of land of 265m2 to provide a larger garden...

## 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: large entrance hall (13.7m<sup>2</sup>), shower room with WC, storage cupboard, living room/dining room/kitchen 1 with modern appliances and large island unit (73.5m<sup>2</sup>). There are stairs to the first floor from the kitchen and from the entrance hall.

FIRST FLOOR: landing, kitchen 2 (10.73m<sup>2</sup>), bedroom 1 (16.6m<sup>2</sup>), large salon with two beautiful decorative fireplaces (28.2m<sup>2</sup>), bedroom 2 (20.87m<sup>2</sup>) with open bath and ensuite shower room with WC, laundry room, balcony terrace with wood-fuelled hot tub.

SECOND FLOOR: bedroom 3 (27.65m<sup>2</sup>) with marble fireplace and ensuite shower room and WC, bedroom 4 (12.4m<sup>2</sup>), bedroom 5 (11.47m<sup>2</sup>), bathroom with shower and WC (7.24m<sup>2</sup>).

## LOCAL TAXES

Taxe foncière: 3780 EUR

Taxe habitation: EUR

## OUTSIDE

Attached storage room (27m<sup>2</sup>)

Barn/garage with 2 floors (each 61m<sup>2</sup>)

Terraced, courtyard garden

Off road parking

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

## NOTES