

Large village house, separate apartment, garage, big garden (2376 m2), great (business) potential



## INFORMATION

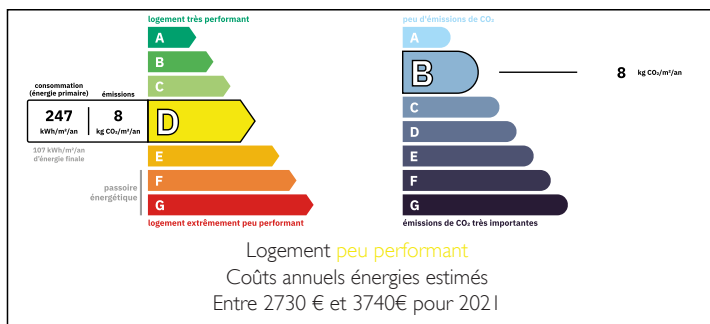
Town:	Aubusson
Department:	Creuse
Bed:	2
Bath:	1
Floor:	185 m2
Plot Size:	2376 m2



## IN BRIEF

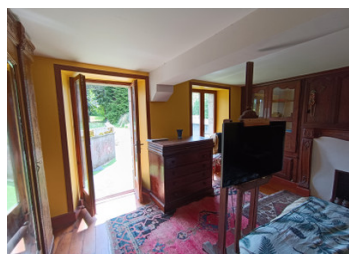
This lovely large village house with a new roof in 2023 has 2 large rooms, a bedroom and a boiler room with access to the courtyard (with a well) on the ground floor, a separate 1 bedroom apartment on the second floor with access to the terraces and garden, and the attic offers space to create more habitable space. Next to the neighboring house is a garage with access to the garden, and with the potential to create a separate accommodation on the first floor. This property is situated in a lovely village with a few daily amenities at approx 12 km from 'tapestry town' Aubusson with all amenities, at approx 100 km from Limoges (international airport), 80 km from Clermot-Ferrand (international airport) and approx 80 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

### Ground floor:

- Entrance hall with stairs to the first floor (7.5 m2)
- Living / dining room with stone chimney and access to the courtyard (32.5 m2)
- Room with stone chimney (20 m2)
- Bedroom with access to courtyard (15.5 m2)
- Boiler room with access to courtyard and the vaulted cellar (10.5 m2)
- Utility room accessible from the courtyard (16 m2)

### First floor:

- Landing
- Living / dining room with stone chimney and insert wood burner and access to the outside terrace (34m2)
- Kitchen (20 m2)
- Bedroom with access to outside terrace (18.5 m2)
- Bathroom (bath, sink, shower) (5 m2)
- Separate toilet

### Attic (new 'charpente and roof and velux windows)

- Landing to renovate (6 m2)
- Room to renovate with electric warm water boiler (28.5 m2)
- Room to renovate with room to create a bathroom (23 m2)
- Vaulted cellar with well

Heating: heat pump and woodburner

Insulation: The roof is insulated and all windows are double glazed

The house is connected to mains drainage

### Outbuildings:

- Garage next to the neighboring house with access to the garden (37 m2)
- 2 outbuildings in the garden (parking space, storage space)

## LOCAL TAXES

Taxe habitation: EUR

## NOTES