

MAS DU CLOS INVESTMENT OPPORTUNITY: 2-bedroom cottage + garage + 2nd house (to renovate)

EXCLUSIVE



INFORMATION

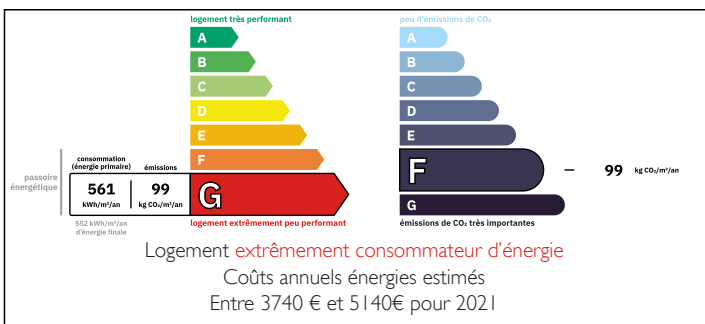
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|-------------|----------------------|
| Town: | Saint-Avit-de-Tardes |
| Department: | Creuse |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 68 m2 |
| Plot Size: | 912 m2 |

IN BRIEF

St Avit de Tardes is around 10km east of the tapestry town of Aubusson and the property is situated in a little cluster of houses down a cul-de-sac. Aubusson is a market town of 3000 inhabitants with all daily amenities. There's lots to do round about (hiking, cycling, fishing) in the surrounding countryside, and for the more adventurous there's car-racing, paragliding in the Puy-de-Dôme or skiing at Mont d'Or.

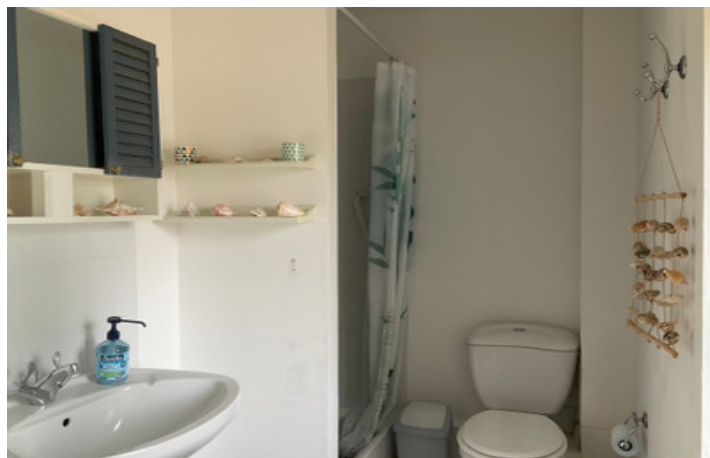
The two closest cities (both with airports) are Limoges (100km) and Clermont-Ferrand (80km). There is a bus stop in the hamlet so access to Clermont, and Aubusson in the other direction, is easy without a car. Being near to multiple tourist attractions, there is scope for a successful investment rental as well as a convenient holiday home.

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

Build around 1850, this is a very pretty granite cottage, carefully upgraded by the owners to provide comfortable lock-up-and-go-accommodation. It also provides an ideal investment holiday or weekend break rental opportunity. It is located over the hill from the Mas de Clos circuit which operates for mostly weekend visitors. It has a lockable car garage. It is also ideally located for holidaymakers to the Creuse - near the beautiful medieval tapestry town of Aubusson, and with a bus stop a stone's throw away. In the opposite direction there is Clermont Ferrand with its volcanoes, skiing, hiking etc.

Despite its accessibility, the house is set back in a small hamlet down a no-through road, with countryside views.

A second building could be further exploited to create additional accommodation or a workshop or craft area.

The Main House:

Downstairs, there is a sitting room and kitchen (the cellar is accessed from outside). A pretty fireplace with woodburner is the focal point and a staircase leads up to the first floor. Off the sitting room is a bright triple-aspect dining kitchen, with fitted units.

Upstairs, the corridor leads to two good-sized bedrooms and a shower room. The floored loft is accessed via a door and separate staircase in one of the bedrooms. The ceilings are higher than the average cottage, at 2.67m. The attic could, with permissions, provide additional accommodation.

Outside there is an adjoining garage...

LOCAL TAXES

Taxe habitation: EUR

NOTES