

Lovely 4 beds town house to renovate with garden and well, close to Aubusson with amenities



INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	4
Bath:	1
Floor:	111 m2
Plot Size:	355 m2

IN BRIEF

This lovely 4 beds townhouse to renovate has a kitchen/dining, a living room, a utility room and a workshop on the ground floor and 4 good sized bedrooms and a bathroom on the first floor. The attic above could be converted if desired. There is a beautiful walled garden of 355 m2 with a little outbuilding and a well. This lovely property is situated in a little old town with a few basic amenities, at approx 13 km from 'tapestry town' Aubusson with a good offer of nice shops, restaurants and amenities, at 80 km from Clermont-Ferrand (international airport), 100 km from Limoges (international airport), and 80 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.



ENERGY - DPE

DPE not required.

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:

- Kitchen / dining (16 m²)
- Living room (15 m²)
- Utility room (9 m²)
- Workshop (17 m²)

First floor:

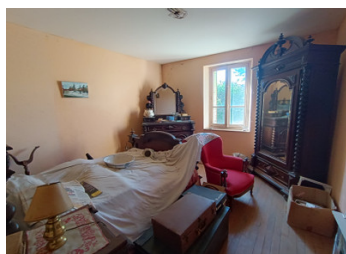
- 4 bedrooms (14, 13, 12, 11.5 m²)
- Bathroom (shower, toilet, sink) (5.5 m²)

Convertible attic

Cellar under a part of the house

The house is connected to mains drainage

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



LOCAL TAXES

Taxe foncière: 937 EUR

Taxe habitation: EUR

NOTES