

## Detached 3 bedroom house with land in a peaceful hamlet 30 minutes from Aubusson



## INFORMATION

Town:	Ars
Department:	Creuse
Bed:	3
Bath:	1
Floor:	149.17 m2
Plot Size:	0 m2

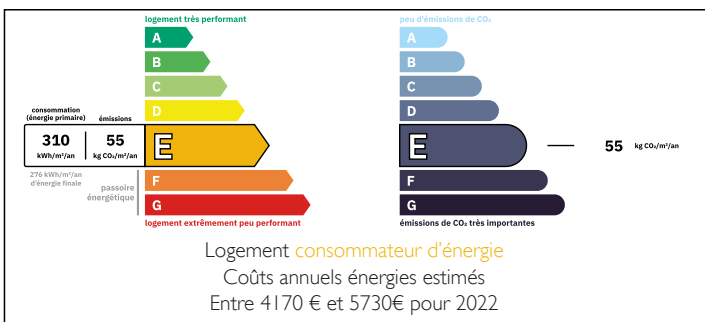
## IN BRIEF

This spacious property is situated in a peaceful hamlet, not far from St Medard la Rochette and just 30 minutes from the historic, tapestry town of Aubusson, where you will find shops, restaurants, bars, a hospital, a theatre, a cinema, doctors, vets and even a heated swimming pool complex!

The house requires no work - you could just move in and start your new life in France! It is equipped to accommodate a dog breeding or boarding business with kennels registered with the DSCPP. It was previously a successful kennel and breeding business, with 6 outdoor dog kennels (2 attached to the house), and fully enclosed adjoining land of just over 1 hectare.



## 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

UPPER FLOOR: entrance from the front garden, LARGE ENTRANCE HALL fitted with large storage cupboards to one side and a separate WC, LIVING ROOM (5.9m x 4m) with wood burning insert, stylish, fully fitted KITCHEN/DINING ROOM ( 3.3m x 6.9m) with reversible air-conditioning unit via a heat pump - it opens on to a large south facing terrace. BEDROOM 1, BEDROOM 2 BATHROOM with bath/shower and WC

LOWER FLOOR : the lower floor is actually set up for the vendor's dog breeding business but could easily be changed. You could even create a separate apartment - there are 3 rooms (one of which is used as a laundry, BEDROOM 3 and a WC

Outside, there is a double garage and a further separate room. The grounds are fully enclosed and planted with fruit trees. In addition to the garden, there is a further 875m2 plot of coppiced woodland.

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

## LOCAL TAXES

Taxe foncière: 947 EUR

Taxe habitation: EUR

## NOTES