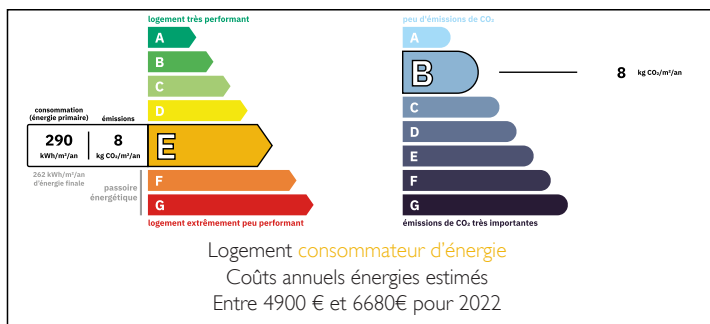


Unique 3 bedroom period home with stunning, historic tapestry studio in the heart of beautiful Aubusson

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	3
Bath:	2
Floor:	201.79 m2
Plot Size:	273 m2

IN BRIEF

This charming 3-bedroom, 2-bathroom period property is brimming with character, showcasing original features such as marble fireplaces, hand-painted friezes, and wooden floors.

On the top floor lies the signature feature of this unique home – a large, light-filled former tapestry studio, once housing the renowned Atelier Legoux. With its expansive windows and sweeping views over Aubusson, you can admire the castle, the Tour d'Horloge, and the church from this extraordinary space.

The house also benefits from a pretty rear garden, perfect for relaxing outdoors and is just a 5-minute walk to the centre of historic Aubusson, you'll find shops, bars, restaurants, a theatre, cinema, hospital, and a heated swimming pool complex all at your doorstep.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR: elegant entrance hall with tiled floor, a room currently used as a storage room but which could be a second, cosy sitting room or office (11.4m²), kitchen (9.6m²)/dining room (12.2m²) - there is a crawl space with trap door underneath this room, ground floor bedroom 1 (11.4m), boiler room/shower room and WC (9.9m), access to rear garden.

FIRST FLOOR: landing, lovely bright living room with 1930s hand-painted frieze and original marble fireplace (20.4m²), bedroom 2 with marble fireplace (16.20m²), bedroom 3 with marble fireplace and 1930s hand-painted 1930s frieze (14.9m²), shower room with wash-basin, separate WC, L-shaped kitchen with access to garden and top floor by metal, exterior staircase.

SECOND FLOOR: accessed by exterior staircase with metal hand rail - a stunning former tapestry atelier, which is filled with light and perfect for an artist or crafts person. There is one large room of 55.93m² and two smaller rooms of 13.3m² and 13.7m² respectively, which interconnect. Access to the roof space is from one of these smaller rooms.

Attached garden to rear. Flower borders and steps to the front of the property.

At ground floor level and accessed through the garden, there is a large store room/workshop.

All the measurements are approximate.

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