

Lovely stone semi-detached 3 bed 2 bath property, barn, garden, separate field (1310 m2), balcony, great view

EXCLUSIVE



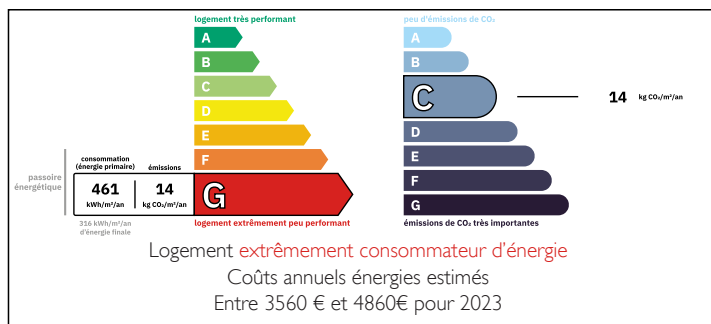
## INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	2268 m2

## IN BRIEF

This lovely 3 bed, 2 bath property has retained its character by the exposed beams and the big stone chimney with woodburner and it is immediately habitable. The kitchen/dining room on the ground floor gives access to a lovely balcony with great views, and the back garden with access to two (vaulted) cellars is accessible from the outside. There is a separate barn in good condition next to the house and a separate field (1310 m2) with a few fruit trees is at a minute's walk from the house. The property is situated in a lovely, quiet hamlet, at approx 4 km's to a small town with a few basic amenities, at approx 15 km from 'tapestry town' market town Aubusson, approx 100 km from Limoges (international airport), approx 75 km from Clermont-Ferrand (international airport) and approx...

## ENERGY - DPE



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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 in kitchen/dining room with stone chimney and wood burner, stairs to the first floor and access to the balcony (34.5 m2)
- Living room with wood burner (20 m2)
- Bathroom (shower, toilet, washing machine, sink) (4.75 m2)

### First floor:

- Big open office space with stairs to the attic (20.5 m2)
- Bedroom with toilet and sink (21 m2)
- Bathroom (bath/shower, sink toilet) (5 m2)
- Boiler room

### Attic:

- 2 bedrooms with velux windows (12, 15 m2)

### Garden level:

- 2 cellars (of which one is a vaulted cellar)

Heating: Woodburner in kitchen/dining room that heats 3 radiators upstairs and electric heating

Insulation: The windows on the south side of the house have double glazing, the walls and ceiling of the living room is insulated and the attic floor is insulated

The property is connected to a septic tank (not 'aux normes')

### Outbuildings:

- Separate barn with stable underneath (approx 110 m2 x 2)

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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: 929 EUR

Taxe habitation: EUR

## NOTES