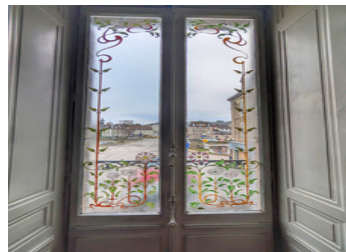


Elegant 19th Century apartment building with 25 rooms in the heart of historic Aubusson



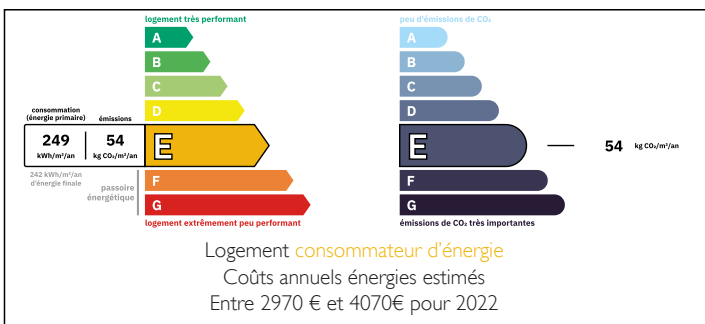
INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	0
Bath:	0
Floor:	611 m ²
Plot Size:	694 m ²

IN BRIEF

A chance to acquire a beautiful, 19th century 'hotel particulier' currently divided into apartments and business premises. This imposing building is situated in the heart of Aubusson next to the river and has been owned by the same family since the 1930s. Some of the apartments are already let to private and business tenants so there is already a steady income in place. Certain apartments need to be updated in order to realise the full potential of this huge property. Outside, there are 4 garages, which could also be let and a former 2 storey saddlery, which would make a great town centre gite! A viewing is strongly advise to appreciate the beauty and the size of this building.

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

'Hotel Particulier' built over cellars and service rooms, comprising:

GROUND FLOOR: 2 apartments, 1 commercial space, 4 garages, 1 two storey workshop;

FIRST FLOOR: one large apartment, which boasts marble fireplaces, parquet flooring and ornate plaster ceilings; office

SECOND FLOOR: two apartments, office;

THIRD FLOOR: 2 attic flats, attic;

FOURTH FLOOR: 6 attic rooms

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

LOCAL TAXES

Taxe foncière: **8206 EUR**

Taxe habitation: **EUR**

NOTES