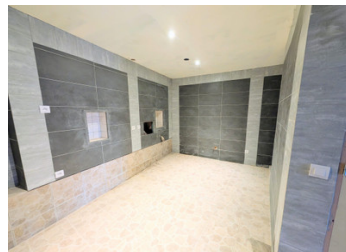
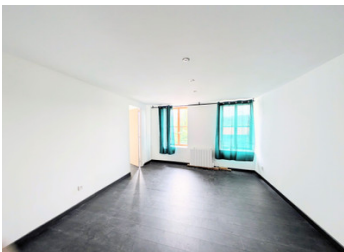


Spacious,renovated property with separate studio and garden within walking distance of the centre of Aubusson.



INFORMATION

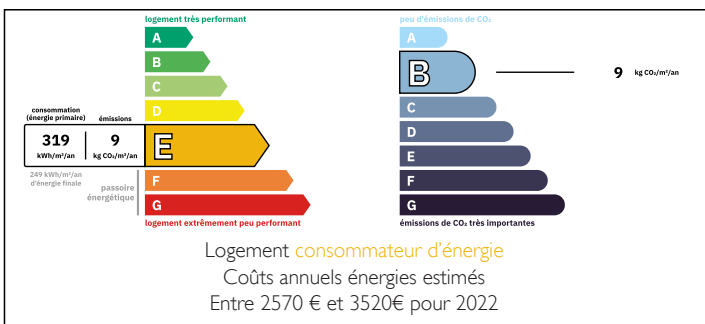
Town:	Aubusson
Department:	Creuse
Bed:	2
Bath:	2
Floor:	154 m2
Plot Size:	229 m2



IN BRIEF

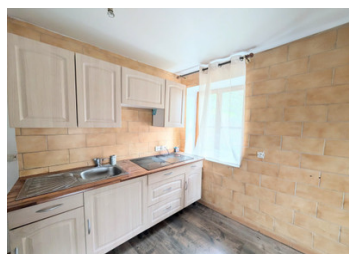
An opportunity to purchase a spacious town centre property, which could be used in a number of ways as it has a completely separate studio on the ground floor. This property is just 5 minutes walk from the lively, historic centre of Aubusson with its range of independent shops, restaurants, bars, theatre, cinema and swimming pool complex. Limoges International Airport is about 1h45 minutes away by car.

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

GROUND FLOOR: large living room/dining room, space for a further kitchen, WC. An independent studio with separate entrance comprising a living room and a bathroom with WC

FIRST FLOOR: landing, a large room with kitchenette, 2 bedrooms, a bathroom with WC.

Large, accessible attic space, which could be converted to create more living space.

Garden and terrace to the rear of the property and accessed from the first floor.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES