

A beautifully restored period home with a medieval feel in the heart of the historic tapestry town of Aubusson

EXCLUSIVE



INFORMATION

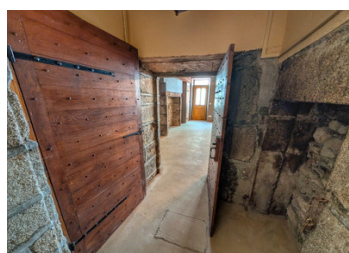
Town:	Aubusson
Department:	Creuse
Bed:	3
Bath:	3
Floor:	205 m2
Plot Size:	140 m2

IN BRIEF

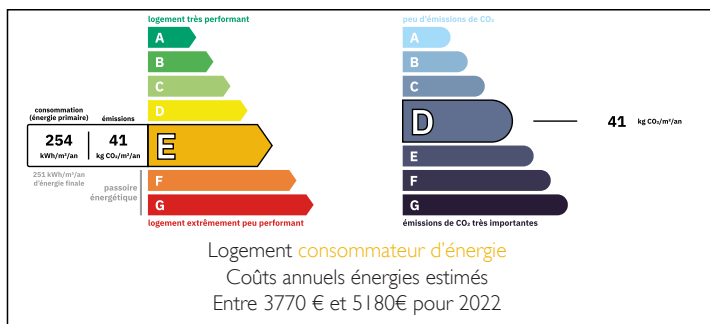
This is a truly unique, character property in the heart of Aubusson, which has a real medieval feel! Hidden behind its elegant stone façade, this extraordinary town house feels more like a small Scottish castle than a traditional French home! It is full of atmosphere and historic charm and combines vaulted stone rooms, massive timber beams, granite staircases and impressive original features throughout.

Large, spacious, luminous rooms cover approximately 200m2 of living space over 4 levels.

This charming house would be perfect as a very distinctive family home, as boutique guest accommodation, as an artist's retreat or as a unique holiday property. It's an absolute must-see if you are looking for your dream French property in Aubusson!

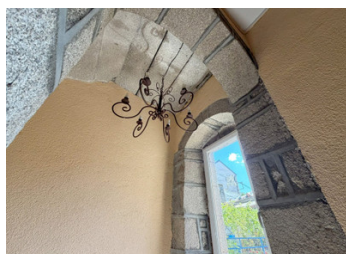
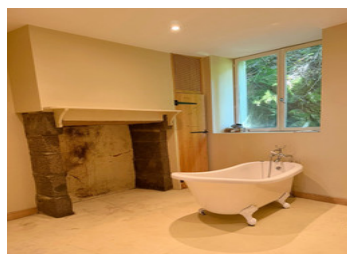


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1573 EUR

NOTES

DESCRIPTION

GROUND FLOOR: large, open living space with 2 original granite fireplaces (7m x 5.7m), kitchen with vaulted, stone ceiling (5.5m x 3.4m), WC with wash handbasin (2.2m x 1m)

Access to the small courtyard

Beautiful stone staircase leading to:

FIRST FLOOR: Bedroom 1 (6.4m x 5.8m) with ensuite bathroom and WC (4.2m x 3.4m)

SECOND FLOOR: Bedroom 2 (6.7m x 5.8m) with ensuite bathroom (3.5m x 4m) with shower, bath and WC

THIRD FLOOR: Bedroom 3 (5.8m x 5.7m) with ensuite shower room with WC (3.4m x 1.5m), small utility room

ATTIC ROOM (accessed by a wooden ladder)

All measurements are approximate

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