

Lovely 2 bedroom village house to renovate with garden in lovely quiet village close to market town Aubusson

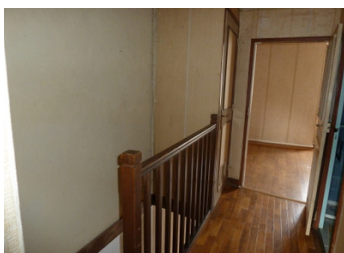


## INFORMATION

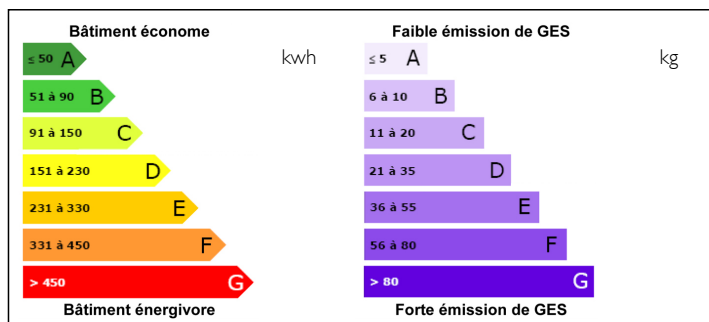
Town:	Aubusson
Department:	Creuse
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	67 m2

## IN BRIEF

There is work to be done, but this property could make an ideal holiday home. With its low maintenance courtyard garden, it is the perfect lock-up and leave house. Conveniently situated in the middle of the village, it is within walking distance of the local boulangerie, butchers and convenience store. Further amenities are just a short drive away to the more bustling town of Aubusson with its bars, restaurants, cinema, swimming pool and two supermarkets. Limoges airport is just over 100km away.



## 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

Living Room (24m<sup>2</sup>)

Electric Heater, tiled flooring, inset woodburner, built-in cupboards, exposed beams, stairs rising to first floor.

Kitchen (8m<sup>2</sup>)

Electric Heater, sink unit, tiled floor. Door to : Rear Lobby

Large Walk-in cupboard. Door to exterior

Cloakroom

White W.C, part tiled walls

First Floor Landing

Bedroom (10m<sup>2</sup>)

Electric heater, laminate floor, exposed beams, window to front.

Bedroom (7m<sup>2</sup>)

Electric heater, 2 wall light points, exposed beams

Bathroom

Bath, wash hand basin, bidet, radiator, fully tiled walls.

Courtyard garden immediately to the rear of the house with access to a further lawned garden behind.

## LOCAL TAXES

Taxe foncière: 282 EUR

## NOTES

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