

Detached 2 bedroomed riverside house with woodland (8402 m2) close to historic Aubusson

EXCLUSIVE



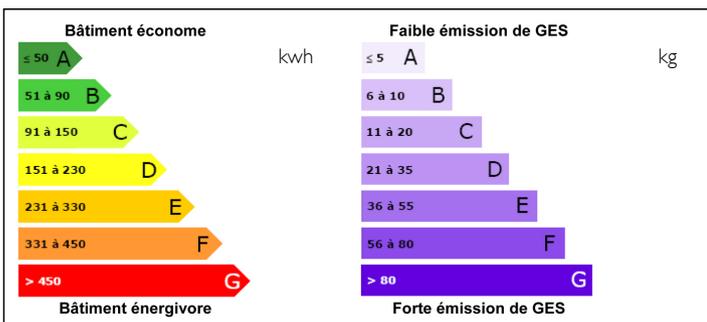
INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	8402 m2

IN BRIEF

Tucked away, on a quick route in to historic Aubusson (2 km), this 2 bedroom riverside house is an ideal holiday home or manageable permanent house. Conveniently placed to enjoy the wonderful area including lake Vassivière (approx 40 km) and the market town of Felletin (approx 8 km), the international airports of Clermont-Ferrand (87 km) and Limoges (87 km) and the ski slopes in Mont Dore (Puy de Dôme, 85 km). In the Creuse, Limousin.

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

From the main road, you turn down a short track, at the end of which is this country house with its woodland and riverside position. It has been mainly renovated but requires a wood burner (chimney ready) and an updated septic tank.

Ground floor:

- Small hallway entrance
- Lounge (living / dining) (27 m²)
- Kitchen (7.5 m²)
- 2 bedrooms (11, 11 m²)
- Bathroom (bath, hand basin, toilet, shower) (5.5 m²)
- Convertible attic (accessible from outside)
- Basement with hot water boiler (accessible from outside)

Heating: There is no fixed heating but there is a possibility to connect a wood burner.

Insulation: The windows are double glazed and the floor is insulated.

There is a septic tank (not 'aux normes')

Attached garage (approx 30 m²)

There is a small terrace outside the front door where from you can look down to the main garden and a well. The land then reaches and stretches to the river Creuse via the woods.

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

NOTES