

Large spacious detached family house with six bedrooms and four bathrooms situated in an elevated position overlooking the historical town of Aubusson.



INFORMATION

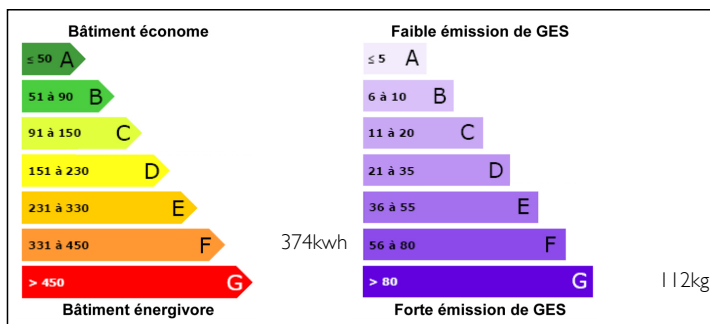
Town:	AUBUSSON
Department:	Creuse
Bed:	6
Bath:	4
Floor:	219 m2
Plot Size:	1667 m2



IN BRIEF

Six bedroom house with good size gardens and garage situated in the town of Aubusson with all local amenities including two supermarkets, selection of shops, cinema, theatre, swimming pool and the historical tapestry museum. Limoges airport is only a one and a half hour drive 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

Spacious Entrance Hall entered via glazed front door with built in cupboards door leading to the cellar and a side door to the garden

Cloakroom

with white suite tiling to the floor and walls and an obscured glazed window.

Office (15m²)

which has a window to the side aspect and a wall heater.

Bedroom (12.51m²)

With built-in cupboards en-suite with bidet, sink, shower with fully tiled walls, obscured double glazed window this bedroom has an adjoining shower with w.c and bidet, obscured window and wall heater.

Living Room/dining Room (33m²)

Large light and spacious room with two sets of French doors with shutters fitted that lead out on to the terrace with views over Aubusson, fireplace, wall heater and window to the side aspect.

Utility/further Kitchen area (9m²)

with tiled flooring, wall heater a range of cupboards and work surfaces and a window to the side aspect.

Kitchen (16m²)

Spacious with room for table and chairs, enamel sink unit with cupboards under, a range of work surfaces and further cupboards, window to rear aspect.

Opposite the kitchen is a door which leads to the cellar which has light and power and incorporates a wine cellar which is 15m². A further room which houses the Veissman boiler for the central heating. Door to the rear exterior garden. Garage with double opening doors to the front leading to private driveway.

First floor galleried landing (32m²)

This is a very large landing area which could be used for an office space. The current owners...

LOCAL TAXES

Taxe foncière: 2651 EUR

Taxe habitation: 2706 EUR

NOTES