LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35754MRS23 Price: 150 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (138 000 EUR without fees)

Lovely 3 bedroom house, barn, huge terrace, nice garden, lovely views, in a quiet village close to amenities















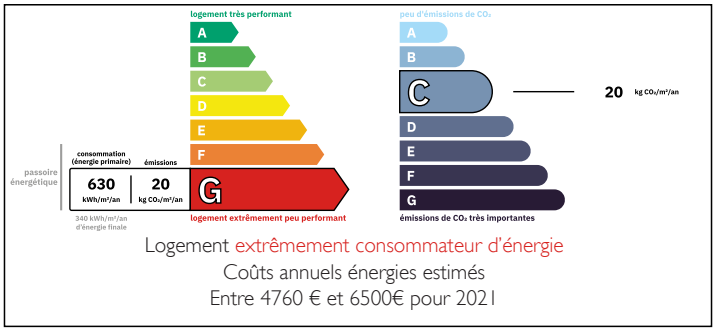
INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	4079 m2

IN BRIEF

This lovely semi detached 3 bedroom house benefits of a big roof terrace, a courtyard and garden with a well (1028 m2), with lovely views and privacy. It has a big attached barn with stables underneath and an attached garage. A bit further away is a plot with overgrown woodland of 3051 m2. The property is situated just outside a nice and lively village with a few amenities, at approx 16 km from lovely 'tapestry town' Aubusson with all daily amenities, at approx 107 km from Limoges (international airport), 85 km from Clermont-Ferrand (international airport) and 85 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 4760 € et 6500€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35754MRS23 Price: 150 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (138 000 EUR without fees)







DESCRIPTION

Ground floor:
- entrance hall with stairs to the first floor
- kitchen (11 m2) + kitchen corner with access to the dining room (12 m2)
- living room with wood burner (18 m2)
- storage room
- separate toilet

First floor:
- bedroom (18 m2 with access to big balcony)
- bedroom (12 m2)
- bedroom (16 m2 with access to small balcony)
- bathroom (sink and bath, 3.5 m2)
- separate toilet with sink

Stairs to the second floor with access to the big roof terrace with lovely views

Heating: electric radiators and wood burner in the living room

Insulation: The windows are double glazed

The house is connected to mains drainage

Outbuildings:
- attached barn (70 + 45 m2) with stables and cellar underneath
- attached garage (34 m2)
- well in the garden

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

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr