LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36421JNK23 Price: 71 850 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 250 EUR without fees)

Large historic property (currently apartments) in the centre of the tapestry town of Aubusson.

EXCLUSIVE















INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	6
Bath:	6
Floor:	180 m2
Plot Size:	246 m2

IN BRIEF

A beautiful, old house which has been converted to provide a number of apartments and studios. These apartments would now require renovation in order to generate income. However, you may wish to change this property back into the very large family home that it once was or develop its business potential as a stunning bed and breakfast location. The possibilities really are endless!

ENERGY - DPE

DPE not required.

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.
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LOCAL TAXES

Taxe foncière: **1740 EUR**

NOTES

DESCRIPTION

GROUND FLOOR: communal entrance hall, apartment 1 comprising an entrance hall, hallway, kitchen/dining room (3.06m x 2.43m), bedroom 1 (4.2m x 2.8m), bedroom 2 (2.85m x 4.19m), shower room, WC; apartment 2 comprising an entrance hall, kitchen/dining/living room (3.5m x 5.6m), bedroom 1 (2.77m x 3.28m), bedroom 2 or office (3.3m x 2.7m) , shower room-WC.

FIRST FLOOR: studio apartment 3 (3.65m x 5.19m) comprising a living room with kitchen area, shower, WC, apartment 4 comprising a kitchen (4.47m x 2.75m), living room (4.27m x 4.41m), bedroom 1 (4.48m x 3.76m), bedroom 2 (3.23m x 3.63m), bathroom, shower room-WC

BASEMENT (ground floor): studio apartment 5 (5m x 5.6m) comprising a room with kitchen area, shower room-WC, one room.

- Attic - conversion has been started but not completed - 3 big rooms providing a total area of 113m2
- Cellars
- Small garden

All measurements are approximate.

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

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