LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42525MRS23 Price: 79 900 EUR

agency fees included: 10 % TTC to be paid by the buyer (72 637 EUR without fees)

Lovely 4 bedroom property with outbuildings and (wood)land just outside a village with lovely views















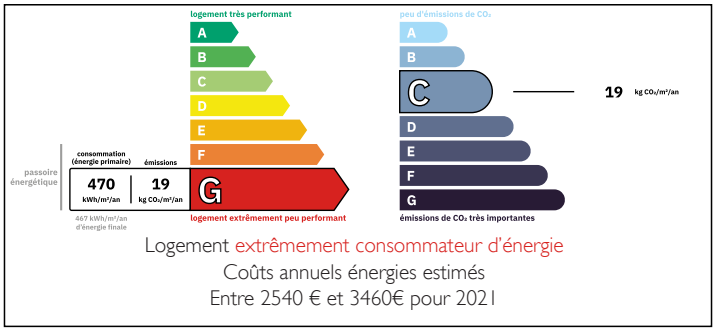
INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	4
Bath:	1
Floor:	131 m2
Plot Size:	4735 m2

IN BRIEF

This lovely 4 bedroom house is structurally in good condition and it is immediately habitable. The house is actually a secondary residence so it will need works doing to make it a primary residence (insulation, heating, etc). It has a bathroom and toilet on the ground floor and one room, actually not in use, could be renovated and used as a ground floor bedroom. There is an attached outbuilding and a non attached garage, a big garden surrounding the house with lovely views, and a plot of woodland non attached to the property, on the other side of the road. The property is situated just outside a small village at approx 20 minutes drive from both Auzances and Aubusson, lovely market towns with all daily amenities, at approx 70 km from Clermont-Ferrand, 108 km from Limoges (both with...

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2540 € et 3460€ 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.

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LOCAL TAXES

Taxe foncière:	**539 EUR**

NOTES

DESCRIPTION

Ground floor:
- Hallway (6.5 m2)
- Kitchen / dining room with woodburner (19.5 m2)
- Living room with possibility to put in a woodburner (16 m2)
- Room (bedroom or office room) to renovate with possibility to put in a woodburner (12 m2)
- Bathroom (shower, sink) (4 m2)
- Separate toilet (1 m2)
- Storage room (5 m2)

First floor:
- Landing (7 m2)
- 4 bedrooms (14, 14, 13.5, 13.5 m2)

Convertible attic

Heating: Woodburner

Insulation: The attic floor is insulated, windows are single glazed

The house is connected to a septic tank (newly installed, 'aux normes')

Outbuildings:
- Attached outbuilding with a floor (approx 25 m2)
- Separate garage
- Bread oven
- Well with a water reservoir that supplied the 'lavoir'

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