

Large, elegant home full of period details and with great views over the historic tapestry town of Aubusson



INFORMATION

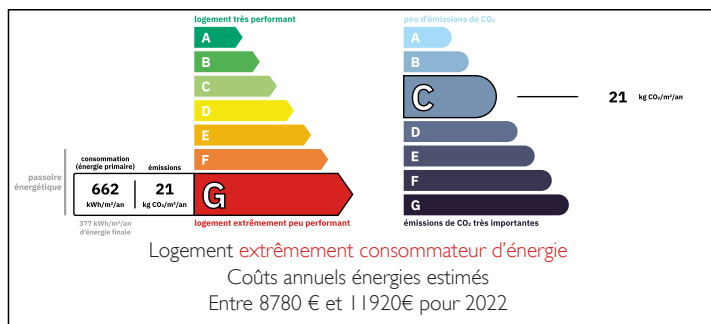
Town:	Aubusson
Department:	Creuse
Bed:	8
Bath:	3
Floor:	204 m2
Plot Size:	1342 m2

IN BRIEF

An opportunity to purchase a large elegant home with great views! This property is situated just 5 minutes walk from the centre of the historic town of Aubusson with its range of independent shops, supermarkets, bars, restaurants, theatre, cinema, swimming pool complex and of course the world renowned tapestry museum. The large terraced garden provides ample space to relax outside. Due to the size of the property, it could be a large family home or perfect for chambres d'hotes as there are 8 bedrooms and several bathrooms. Some modernisation is required throughout the property.

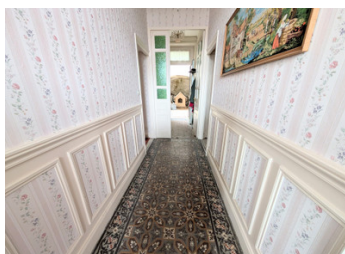


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 2141 EUR

NOTES

DESCRIPTION

STREET LEVEL: a 4-room apartment requiring complete renovation - formerly a plumber's workshop.

FIRST FLOOR: entrance hall, kitchen, living room (fireplace insert), dining room (marble fireplace), bedroom 1, hallway, WC

SECOND FLOOR: landing, 3 bedrooms, study, bathroom, shower room with WC.

THIRD FLOOR: landing, 4 bedrooms, bathroom, WC

Electric heating via storage heaters and convector heaters on the ground floor and first floor.

Double garage. Storage rooms. Cellars.

Terraced garden with a wooded area.

Set on 1,342 m² of land.

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