LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45517JET23 Price: 256 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (240 000 EUR without fees)

Large DPE B property overlooking Aubusson, to complete as rental investment or large family home.















INFORMATION

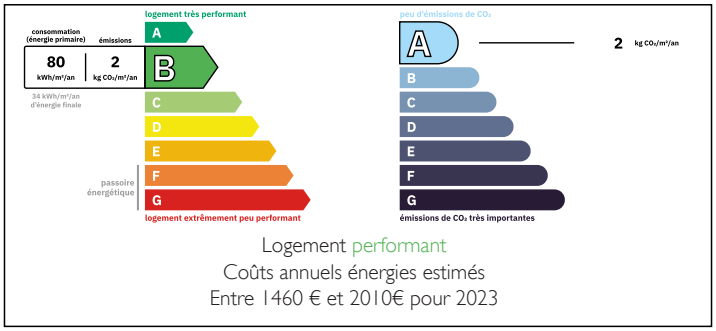
Town:	Aubusson
Department:	Creuse
Bed:	5
Bath:	1
Floor:	235 m2
Plot Size:	2446 m2

IN BRIEF

Fantastic opportunity, following a work relocation, to complete a quality renovation in Aubusson. Locatated in a small cul-de-sac, this impressive modern home has views over the surrounding countryside, yet is just up the hill from Aubusson town centre.

Aubusson is famous for its tapestry savoir faire and museum. It has retained all it's traditional charm, yet provides a wide choice of amenities, restaurants, leisure facilities etc.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1460 € et 2010€ pour 2023

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

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NOTES

DESCRIPTION

With the installation of new heating and windows, this B-rated energy performance property has been renovated to a very high standard. At street level, the renovations are complete. A large and bright hallway leads to an open-plan dining/sitting room to the rear, the parquet wood flooring having been retained. A kitchen is to the left from the hall, which also opens out to the dining area. A side corridor leads to two rooms (one currently a ground-floor bedroom, the other an office) and a beautifully-appointed bathroom with separate shower, two sinks and a toilet.

The fully-fitted kitchen with stylish work surfaces, has been fitted with an induction hob, a disappearing counter-level extraction unit, a dishwasher, an american refrigerator, two ovens and a microwave.

The first floor has also been rewired and reconfigured to allow yet further expansion into the convertible loft in the future. The new owners will be able to add their own stamp with sanitary wear to the spacious bathroom(s). There is scope for two bathrooms and 3 bedrooms, and a huge dressing room off the main bedroom.

The basement level, accessible from the entrance hallway or the double garage, has two large rooms which could serve as a gym and games room, a garden-level WC, and a wine cellar. Renovations are to complete on this level.

The owners, after almost completing the deluxe renovation of their dreams, have moved due to work relocation....