

Elegant, historic residence with separate, successful gite just 5 minutes from the pretty town of Aubusson.



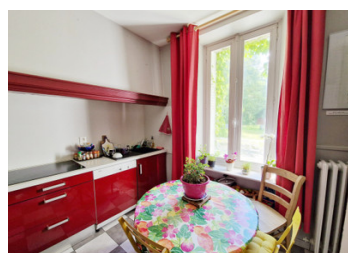
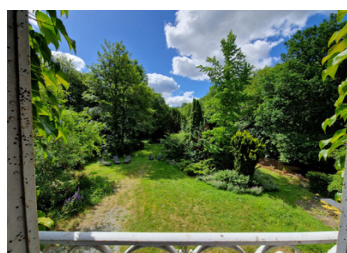
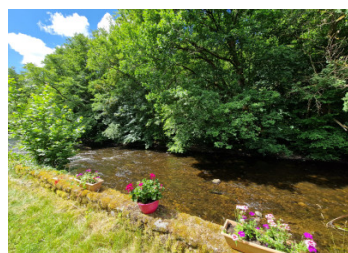
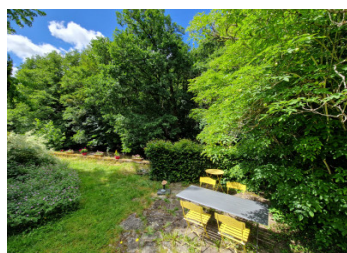
INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	7
Bath:	4
Floor:	330 m2
Plot Size:	1213 m2

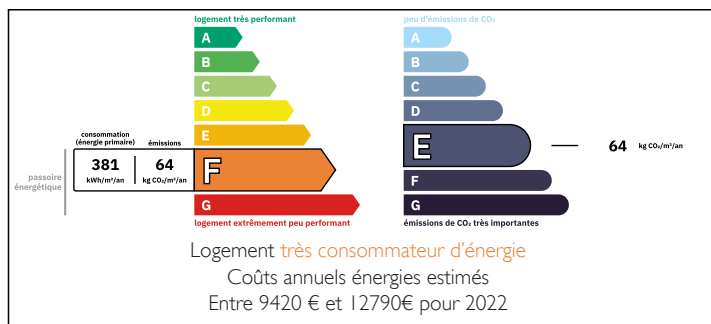
IN BRIEF

This is a rare opportunity to acquire a distinguished period home, which was once part of a historic flour mill and formerly the home of a renowned local artist. The property offers an exceptional combination of a beautiful family home and an established income-producing gîte. The main house provides approximately 240m² of living space, while a beautifully presented and fully independent 90m² gîte offers excellent additional accommodation and is already well established on Airbnb, generating a good rental income.

Despite its tranquil location, it is just a 5-minute drive or a short walk from the historic tapestry town of Aubusson, with its shops, restaurants, cafés and cultural attractions. With its fascinating history, generous accommodation, independent gîte and riverside setting, this is a truly special property offering an exceptional opportunity to acquire a home with character, charm and income...

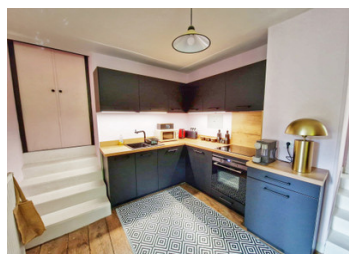


ENERGY - DPE



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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.



DESCRIPTION

MAIN HOUSE

GROUND FLOOR: a stunning living room with original fireplace, a light, airy dining room, fitted kitchen, shower room with WC, separate WC, cellar, storage room and boiler room.

FIRST FLOOR: 2 large bedrooms with original fireplaces, one dressing room/washroom, shower room, separate WC.

SECOND FLOOR; 3 bedrooms, shower room with WC

GITE

GROUND FLOOR: totally separate entrance hall with original wooden staircase to

FIRST FLOOR: elegant fitted kitchen and dining room, living room, 2 bedrooms (one of which is on a mezzanine floor), stylish bathroom with shower and WC

Garage

Mature gardens with terrace overlooking the river.

SERVICES: gas central heating, double glazing,

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

NOTES