

Stunning riverside property, 3 houses + barn, 5 bed + 4 small beds / 5 bath, upground pool, great potential

EXCLUSIVE



INFORMATION

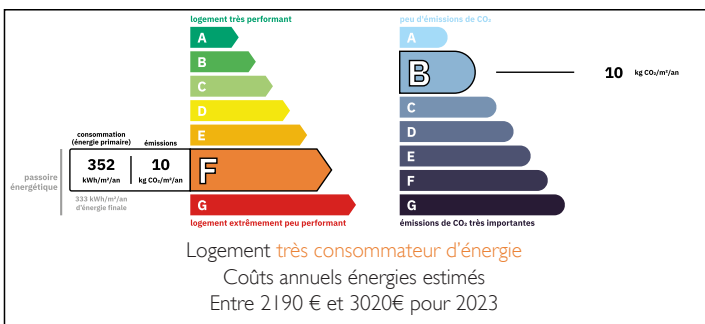
Town:	Aubusson
Department:	Creuse
Bed:	9
Bath:	5
Floor:	312 m2
Plot Size:	25015 m2

IN BRIEF

Combining historic charm with modern comfort, this remarkable estate enjoys an enviable location in a beautiful valley, just 15 mins from the famous UNESCO tapestry town of Aubusson, offering supermarkets, restaurants, cafés and 20 mins to Felletin, known for its Friday market and artisan events. Whether you're dreaming of running a B&B/Gite business, raising a family surrounded by nature, or simply escaping to the French countryside, this enchanting riverside mill offers a lifestyle that is sought after by so many of us.

The property contains 3 separate houses, a large barn, several lovely terraces, an upground swimmingpool and landscaped gardens that include an old mill ruin covered in roses and a waterfall. The riverside setting sits on a total plot size of 2.5 hectares, of which approx 1.4 hectares consists of woodland. At 75 km from Clermont-Ferrand, 100...

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.



DESCRIPTION

House 1 (approx 143 m2):

Ground floor:

- Entrance (13 m2)
- Toilet, utility room (5 m2)
- Equipped kitchen (24 m2)
- Mezannine (5.5 m2)
- Living room with stairs to the first floor and access to balcony and cellar (41.5 m2)

First floor:

- Landing (11 m2)
- Bathroom (bath, shower, sink, toilet, electric boiler) (10 m2)
- Bedroom (14.5 m2)
- Dressing room

Second floor:

- Playroom with two small bedrooms (16.5 m2)
- Bathroom (shower, sink, toilet) (2.5 m2)
- Cellar with boiler (wood central heating)

Heating: wood central heating, underfloor heating in kitchen

Insulation: The roofs and ceilings are insulated, the windows and doors are double glazed

House 2 (approx 69 m2):

Ground floor:

- Kitchen/dining/living room (43 m2)

First floor:

- Bedroom (17.5 m2)
- Bedroom (11 m2)
- Bathroom (shower, sink, toilet) (4 m2)

Heating: 2 woodburners

Insulation: Double glazed windows and doors, roof and ceilings insulated

House 3 (approx 100 m2):

Ground floor:

- Entrance
- Separate toilet
- Storage room
- Living room with stairs to first floor and outside access (24.75 m2)

LOCAL TAXES

Taxe foncière: 2207 EUR

NOTES