

Charming 3 bedroom property with beautiful garden and stunning views

EXCLUSIVE



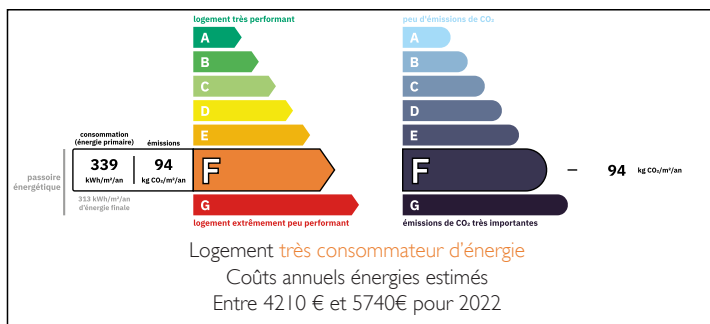
## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Moutier-Rozeille |
| Department: | Creuse           |
| Bed:        | 3                |
| Bath:       | 1                |
| Floor:      | 101 m2           |
| Plot Size:  | 7912 m2          |

## IN BRIEF

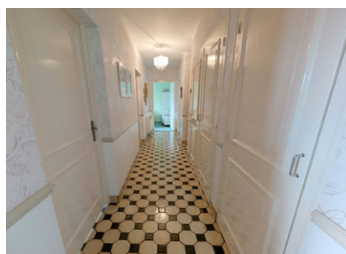
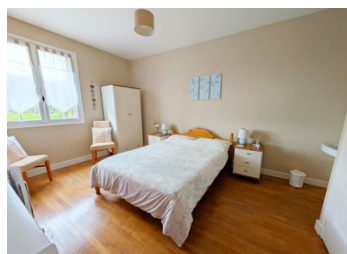
This beautifully maintained, spacious family home is just outside the historic tapestry town of Aubusson with its restaurants, shops, bars, theatre, cinema, hospital, swimming pool complex and of course the internationally renowned tapestry museum. The view from the living room is absolutely stunning and looks out over the surrounding countryside. It has a large garden with several pleasant terraced areas for dining al fresco or enjoying that view with a glass of wine in hand.

## 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

GROUND FLOOR: entrance hall, fitted kitchen, large living room dining room, spacious corridor with storage cupboards, bathroom, separate WC, bathroom 1, bathroom 2 with wash handbasin, bathroom 3.

Stairs down to an enormous garage and basement with workshop area and boiler room.

## OUTSIDE

Separate workshop, terraced areas, large sloping garden with orchard and a small wooded area..

## LOCAL TAXES

Taxe foncière: 1625 EUR

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

## NOTES