LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48020MRS23 Price: 74 525 EUR

agency fees included: 10 % TTC to be paid by the buyer (67 750 EUR without fees)

Lovely 2 beds house, outbuildings, terrace, garden, just outside village, quiet spot, no close neighbors















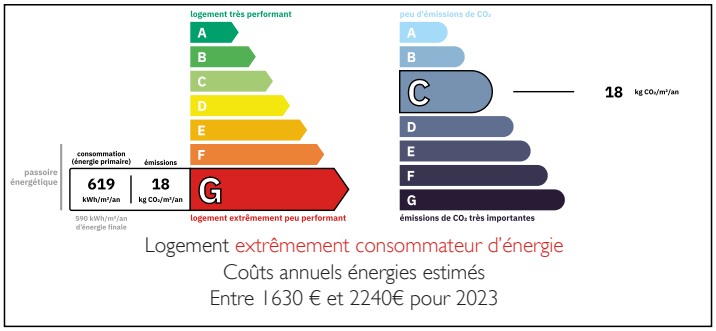
INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	789 m2

IN BRIEF

This lovely 2 beds property has been nicely renovated and is immediately habitable. It will be sold furnished. It has a nice terrace in front of the house and a big garden (789 m2) with lovely views. The property has a stone outbuilding and a wooden shed so lots of storage space and to use as a workshop. The property is situated in a quiet location, without nearby neighbors, just outside the village, at approx 15 km's from Auzances with all daily amenities, 22 km's from 'tapestry town' Aubusson, 71 km's from Clermont-Ferrand, 108 km's from Limoges (both with international airports) and 70 km's from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 1630 € et 2240€ 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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LOCAL TAXES

Taxe foncière:	**295 EUR**

NOTES

DESCRIPTION

This lovely 2 beds property has been nicely renovated and is immediately habitable. It has a nice terrace in front of the house and a big garden (789 m2) with lovely views.

Ground floor:
- A big living space with open plan equipped kitchen (30.5 m2)

First floor:
- Bedroom (11 m2)
- Bedroom (13.5 m2)
- Bathroom (shower, toilet, sink) (4 m2)
- Dressing room (5 m2)

Heating: woodburner

Outbuildings:
- Stone outbuilding with little attic above and cellar underneath (approx 6 + 5 m2)
- Wooden shed (28 m2)

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

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