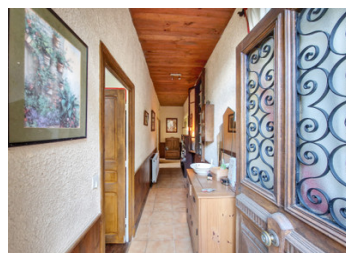


Detached house with countryside views, garden and woodland just outside the beautiful town of Aubusson

EXCLUSIVE



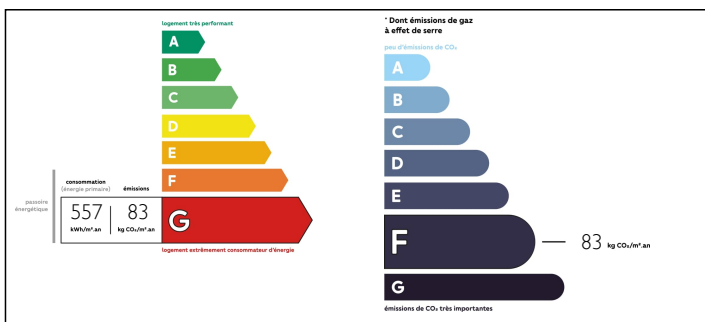
INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	3
Bath:	2
Floor:	102.6 m2
Plot Size:	5000 m2

IN BRIEF

This is a pretty, detached home with gardens and woodland. The house is split into two apartments. A larger one with two bedrooms on the first floor with gas central heating and double glazing throughout and a second apartment on the ground floor with one bedroom, which requires renovation. Once renovated, the downstairs apartment would make a great gite, which could provide an income.

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:

Apartment with countryside views, comprising living room with corner kitchenette, bedroom, shower room with WC. The bedroom has a double glazed window - the other windows are not double glazed.

FIRST FLOOR: large entrance hall/corridor leading to a sunny living room/dining room/kitchen with fitted units. This room also has a fireplace with woodburner, bedroom 1, bedroom 2, bathroom with bath, shower and WC.

Attic above

Gardens to each side of the property, woodstore, terraced gardens above leading to woodland of just over 5,000m²

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

NOTES