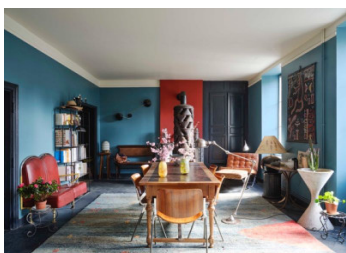


Elegant 19th century house with stunning interior and beautiful river views in the heart of historic Aubusson



## INFORMATION

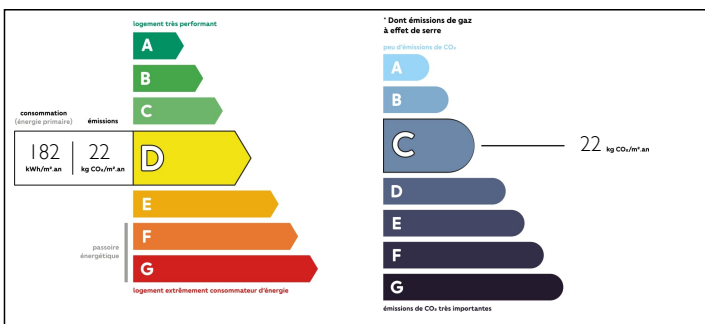
Town:	Aubusson
Department:	Creuse
Bed:	4
Bath:	2
Floor:	266 m2
Plot Size:	700 m2



## IN BRIEF

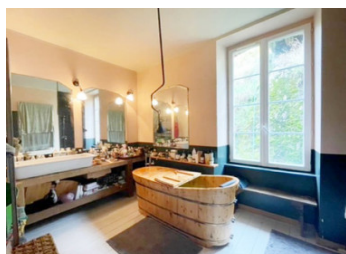
I am delighted to present for sale this enchanting, 19th century riverside mansion, situated in the picturesque town of Aubusson. This classic home exudes timeless elegance and charm offering a serene retreat from the bustling world outside. It is currently a beautiful family home, tastefully redecorated and modernised by the current owners. Upon entering the house, you are immediately struck by the high ceilings, the wooden floors and the expansive living spaces. The interior design blends seamlessly with the period features, creating a warm and inviting atmosphere throughout. This property could also be an amazing luxury bed and breakfast and also provides some great spaces for anyone working from home. The house is right in the centre of this renowned tapestry town with its shops, restaurants, bars, theatre, cinema, swimming pool complex, hospital, schools, colleges, doctors and dentist. This property is a real gem and not to be missed!

## 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 with exposed stone wall and enormous garage.

FIRST FLOOR: landing, a spacious living room (12m x 4.4m), illuminated by large windows overlooking the river with double doors out to the large balcony. There are original marble fireplaces at each end of the room.

Beautifully designed dining room/kitchen (3.9m x 9.7m) with marble fireplace. WC

SECOND FLOOR: landing, three rooms including a study/bedroom and a huge home office double communicating with a bedroom, a bathroom with bath and shower (3.3m x 2.6m) and a separate WC.

THIRD FLOOR: a double bedroom, a triple bedroom, a shower room, a storage room and a separate WC.

Attic above.

Cemented courtyard behind at first floor level with two small buildings.

Garden of 700m2 on four terraces accessed by a footbridge from the third floor.

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

## LOCAL TAXES

Taxe foncière: 1001 EUR

## NOTES