

## Renovated cottage with 3 bedrooms and garden in the medieval quarter of Aubusson

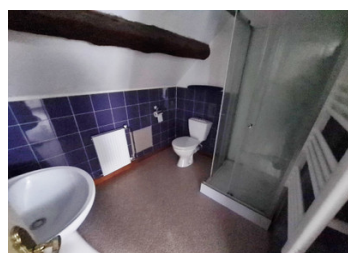
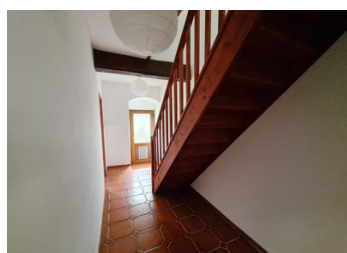


## INFORMATION

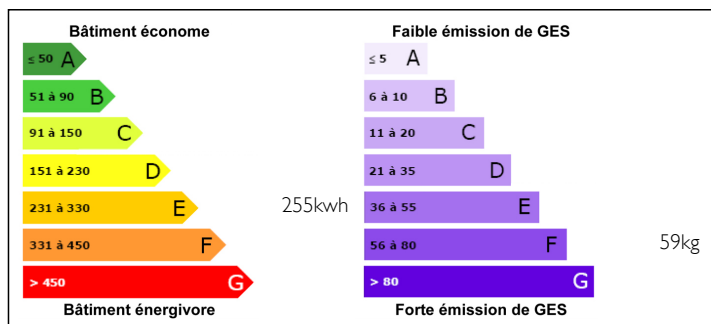
Town:	Aubusson
Department:	Creuse
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	0 m2

## IN BRIEF

This fully renovated cottage has three good sized bedrooms and two bathrooms and a lovely large living/dining room with wood-burner. There are also two large vaulted cellars, which could be converted to provide even more space. It is double glazed throughout and has gas central heating. There is a small garden at the back and a small terrace at the front of the house. This would be a great holiday or family home. It is in the medieval quarter of the tapestry town of Aubusson with its shops, restaurants, bars, theatre, cinema, hospital, schools and colleges.



## 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 : large living room/dining room with original fireplace and wood-burner; kitchen with range of units, sink and cooker; shower room with washbasin, WC and plumbing for washing machine.

First floor : large landing; bedroom 1 with exposed beams and en suite bathroom with shower, washbasin, WC and heated towel rail.

Basement : bedrooms 2 and 3, and hallway leading to the garden.

There are two vaulted cellars - one is accessible from the back garden and one from the front of the house.

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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: **969 EUR**

## NOTES