

Picture perfect two-bedroom cottage with large garden in a pretty village 25 minutes from Aubusson.



## INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	3242 m2

## IN BRIEF

This is such a pretty property! It is a beautiful country cottage with a traditional interior, which just oozes French charm. The garden is absolutely delightful and the cottage stands on a plot of over 3,000m2. It is in the centre of a pretty village and you can see the nearby lake from the garden. The tapestry town of Aubusson is just 25 minutes away, where you will find bars, restaurants, supermarkets, shops, a cinema, a theatre, the world renowned tapestry museum, a hospital, schools colleges and a swimming pool complex.

## 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: a traditional, dual aspect kitchen/dining room (4.05m x 3.64m) with wood burner, a light, spacious dual aspect living room (5.06m x 3.53m) and a shower room with WC (1.21m x 2.43m)

FIRST FLOOR: bedroom 1 (3.86m x 2.88m) with corner WC and wash hand basin, bedroom 2 (4.80m x 2.30m) which is accessed via a separate staircase from the outside, with corner WC and wash hand basin.

Cellar - accessed from outside - with vaulted ceiling

EXTERIOR: beautiful, large garden. Large metal shed,

## LOCAL TAXES

Taxe foncière: **380 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