

Beautifully presented stone cottage in a tranquil hamlet just outside the tapestry town of Aubusson



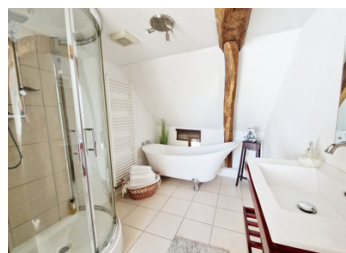
INFORMATION

Town:	Saint-Alpinien
Department:	Creuse
Bed:	2
Bath:	1
Floor:	101.95 m2
Plot Size:	631 m2

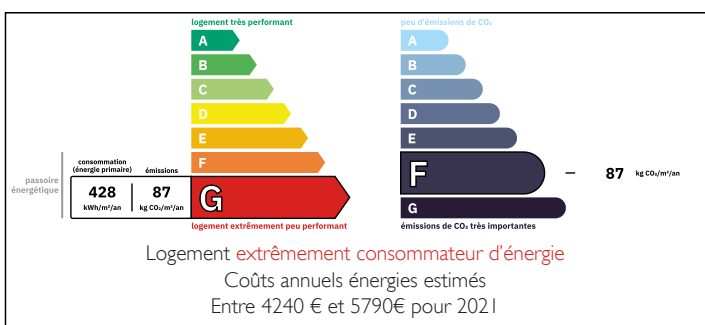
IN BRIEF

A really lovely stone cottage which has been beautifully decorated and restored by the current owners. Built in 1646, the property is situated in a pretty, tranquil hamlet just 15 minutes from the tapestry town of Aubusson with its shops, supermarkets, bars, restaurants, theatre, cinema, swimming pool complex, doctors, dentist and vet. Limoges International Airport is 1 hour 45 minutes away and the city of Clermont Ferrand is about 1.5 hours away.

This property would be a great holiday home as it is very easy to lock up and leave. It is to be sold fully furnished.

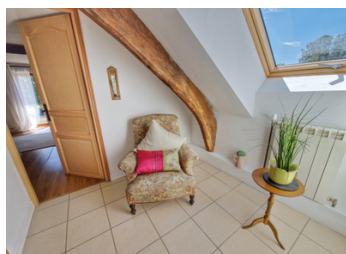


ENERGY - DPE



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 (5.9m x 6.3m) with beautiful stone fireplace with woodburner, stylish fitted kitchen (5.9m x 3.1m) , WC.

FIRST FLOOR: landing, Bedroom I (5.3m x 4.4m) a lovely, light spacious dual aspect room with view over the garden to one side, Bathroom with slipper bath, shower, washbasin and heated towel rail (3.4m x 2.1m), Bedroom 2 (4m x 3.1m), separate WC.

Utility room with access from courtyard

Garden to rear

Stone wood store

Gated courtyard to front of property

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

LOCAL TAXES

Taxe habitation: EUR

NOTES