

Lovely semi-detached 2/3 bedroom stone farmhouse, outbuildings, garden, in quiet hamlet close to Aubusson



INFORMATION

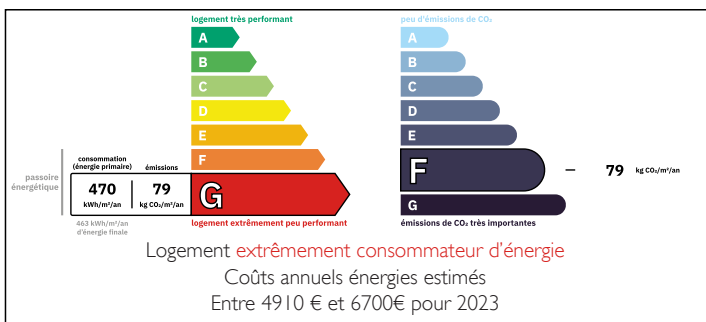
Town:	Aubusson
Department:	Creuse
Bed:	2
Bath:	1
Floor:	145 m2
Plot Size:	519 m2



IN BRIEF

This lovely 2/3 bedroom semi-detached house is immediately habitable. A part of the attached stable is converted into a utility room with access to the garden behind the house, and with a separate toilet. Opposite the house is a nice stone barn that serves as a garage (accessible from the road) and storage. Recently a new septic tank has been installed and all windows are double glazed. The house is located in a lovely little and quiet hamlet only 10 km from Aubusson with all amenities, 97 km from Limoges (international airport), 84 km from Clermont-Ferrand (international airport) and 82 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

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
- Living room with natural stone fireplace with bread oven and a woodburner (24 m2)
- Dining room (19 m2)
- Kitchen (6.5 m2)
- Utility room (6 m2)
- Separate toilet (2.5 m2)
- Room with access to the cellar and the stairs to the first floor (6.5 m2)

First floor:

- Big room with access to 2 bedrooms and stairs to the attic (27.5 m2)
- 2 bedrooms (12, 11 m2)
- Bathroom with toilet (6 m2)

Convertible attic

Heating: Gas central heating and woodburner

Insulation: All big windows are double glazed

Septic tank ('micro station') is according to the regulations

Outbuildings:

- Little shed and bread oven attached to the house
- Separate barn opposite the house (approx 65 m2)

LOCAL TAXES

Taxe habitation: EUR

NOTES

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