

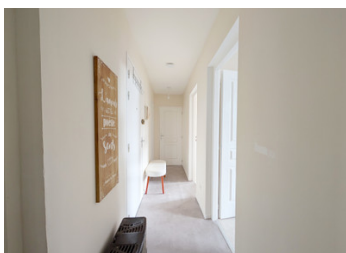
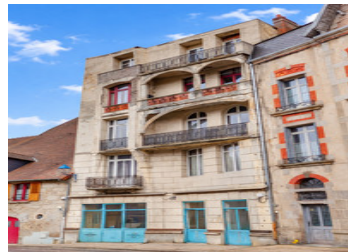
Historic Art Nouveau building comprising 4 apartments and a former bar in the tapestry town of Aubusson

EXCLUSIVE



INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	8
Bath:	4
Floor:	288 m2
Outside Space:	132 m2

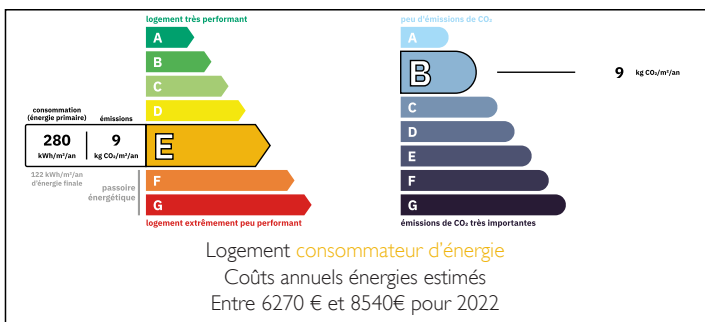


IN BRIEF

A rare opportunity to purchase a piece of local history - the Maison Denhaut. In 1906, Creuse architect, Francois Denhaut, built this block of apartments as a showcase for his building expertise. It was truly innovative for its time.

The bar and the 4 apartments have now been carefully renovated and all 4 apartments are currently let.

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: bar with beautiful Art Nouveau ceiling mouldings. Toilets to rear of bar.

Separate entrance to apartments - all apartments are laid out in the same way and are approximately the same size (see description of Apartment 4)

FLOOR 1 - APARTMENT 1

FLOOR 2 - APARTMENT 2

FLOOR 3 - APARTMENT 3 (this apartment has a rear door from the kitchen to the road behind)

FLOOR 4 - APARTMENT 4: hallway, living room/dining room, bedroom 1, bedroom 2 leading to bedroom 3, store cupboard housing washing machine and water heater, bathroom with WC, kitchen.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES