

Elegant, historic residence with separate, successful gite just 5 minutes from the pretty town of Aubusson.



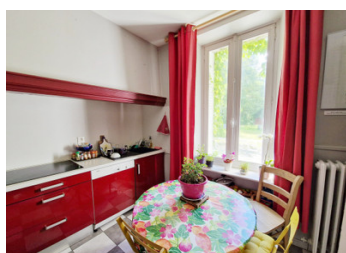
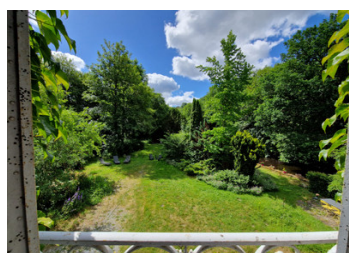
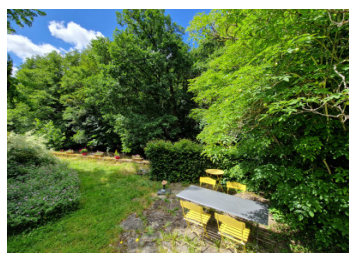
INFORMATION

Town:	Aubusson
Department:	Creuse
Bed:	7
Bath:	4
Floor:	330 m2
Plot Size:	1213 m2

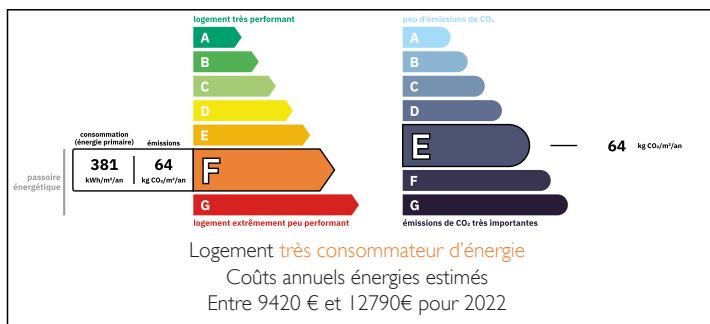
IN BRIEF

This is a rare opportunity to acquire a distinguished period home, which was once part of a historic flour mill and formerly the home of a renowned local artist. The property offers an exceptional combination of a beautiful family home and an established income-producing gîte. The main house provides approximately 240m² of living space, while a beautifully presented and fully independent 90m² gîte offers excellent additional accommodation and is already well established on Airbnb, generating a good rental income.

Despite its tranquil location, it is just a 5-minute drive or a short walk from the historic tapestry town of Aubusson, with its shops, restaurants, cafés and cultural attractions. With its fascinating history, generous accommodation, independent gîte and riverside setting, this is a truly special property offering an exceptional opportunity to acquire a home with character, charm and income...

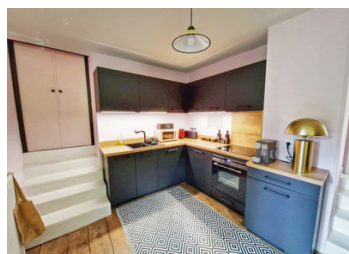


ENERGY - DPE



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

MAIN HOUSE

GROUND FLOOR: a stunning living room with original fireplace, a light, airy dining room, fitted kitchen, shower room with WC, separate WC, cellar, storage room and boiler room.

FIRST FLOOR: 2 large bedrooms with original fireplaces, one dressing room/washroom, shower room, separate WC.

SECOND FLOOR; 3 bedrooms, shower room with WC

GITE

GROUND FLOOR: totally separate entrance hall with original wooden staircase to

FIRST FLOOR: elegant fitted kitchen and dining room, living room, 2 bedrooms (one of which is on a mezzanine floor), stylish bathroom with shower and WC

Garage

Mature gardens with terrace overlooking the river.

SERVICES: gas central heating, double glazing,

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

NOTES