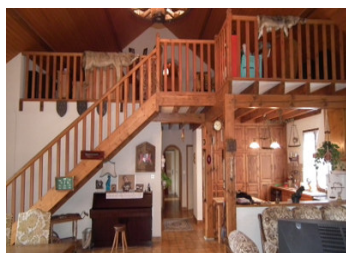


Great potential! Two beautiful houses, outbuildings, 26 872 m2 land, private location in hamlet near amenities



INFORMATION

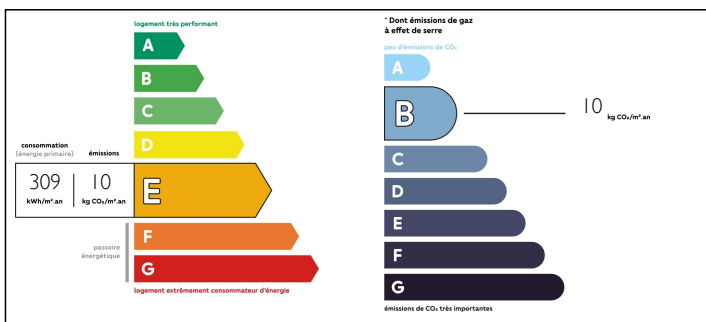
Town:	Auzances
Department:	Creuse
Bed:	4
Bath:	3
Floor:	540 m2
Plot Size:	26872 m2



IN BRIEF

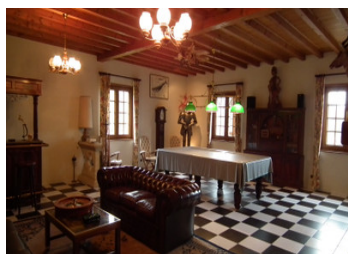
Exceptional property! This ensemble of two houses has a huge potential. One house is immediately habitable, while the other consists primarily of a large open space with a mezzanine and a pigeon house. The two houses, several outbuildings and a tennis court are on a plot of 26872 m2, with no immediate neighbors and with great views. Just 4 km from Auzances with all daily amenities, 48 km to Montlucon (train station) and 64 km from Clermont-Ferrand (airport). 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

House 1:

Ground floor,

- Hall (5 m2)
- Living room (52 m2)
- Kitchen / Dining room / office (63 m2) with fireplace
- Bedroom (12 m2) with wardrobe
- Bathroom (3 m2) with shower and sink
- Bathroom (5 m2) with bath, sink and toilet
- Separate toilet
- Storage

First floor:

- Two bedrooms above the living room with wardrobes (16 and 16 m2)
- Mezzanine above the dining room (19 m2)
- Large bedroom (26 m2)

Adjoining garage and playroom, two attics.

House 2:

Ground floor:

- Huge open space with bathroom (shower, sink, toilet) (126 m2)
- Living room / hobby room (billiard table) with stone fireplace (67 m2)
- Workshop with elevator from the vaulted wine cellar (37 m2)

First floor:

- Mezzanine (113 m2)
- Office room (16 m2)
- Pigeonnier

Heating of both houses: wood and electric. Double glazing. Both houses have a beautiful terrace and the second house has a tennis court, with great views.

There are two septic tanks.

Outbuildings:

- Hangar
- Garage

LOCAL TAXES

Taxe foncière: 1621 EUR

Taxe habitation: 1069 EUR

NOTES