

Beautiful renovated farmhouse with outbuildings, over 2 hectares land, with a great view, in a quiet hamlet



INFORMATION

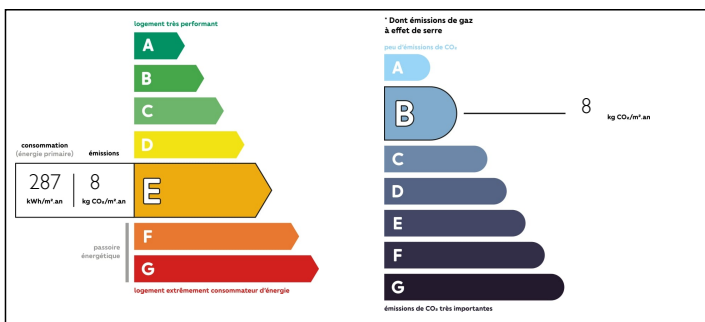
Town:	Auzances
Department:	Creuse
Bed:	4
Bath:	1
Floor:	210 m2
Plot Size:	25964 m2

IN BRIEF

This property is a fantastic opportunity as the main (and costly) renovation works have already been carried out (new roof, heating, double-glazed windows, electricity) and the property will only need to be redecorated, according to your own taste. The house has an attached hangar and garage, a separate barn and a pig stile, and over 2 hectares attached grassland with a chicken coop, approx 40 young and old fruit trees, etc. There is another plot of woodland of 3754 m2 in another village closeby. The property is located in a nice and quiet hamlet at approx 9 km from Auzances with all daily amenities, at 53 km from Montluçon (trainstation), 70 km from Clermont-Ferrand (international airport) and 70 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.



LOCAL TAXES

Taxe foncière: 620 EUR

NOTES

DESCRIPTION

Ground floor:

- Entrance with stairs to first floor
- Kitchen with wood stove (Lohberger) and wardrobes (21.5 m²)
- Dining room (actually a bedroom) with wardrobes and chimney (21.5 m²)
- Living room (actually a dining room) with chimney (22 m²)
- Utility room with possibility to connect a toilet (sanibroyeur) (16.5 m²)
- Heating room with stairs to grain attic

First floor:

- Bedroom (23.5 m²)
- Bedroom (22 m²)
- Bedroom (12 m²)
- Bureau / chambre bébé (5 m²)
- Showerroom (shower, dry toilet, sink) (7 m²)
- Room (10.5 m²)

-2 attics

-2 cellars. one with a well and a pump

Outbuildings:

- Barn (131.5 m²)
- Stables underneath (131.5 m²)
- Workshop (32 m²) with a newly created room above (30 m²)
- Garage with a well and a pump (19 m²)
- Hangar
- Pig stile

Heating: Central heating with wood stove Lohberger 21 kw with production of domestic hot water

Insulation: All windows are double-glazed, the attic floor is insulated

Septic tank 'aux normes' for dry toilets (grease traps for gray water)