

Beautiful 5 bedroom, 2 bathroom farmhouse with outbuildings and 1.4 hectares land with views. Quiet location.



## INFORMATION

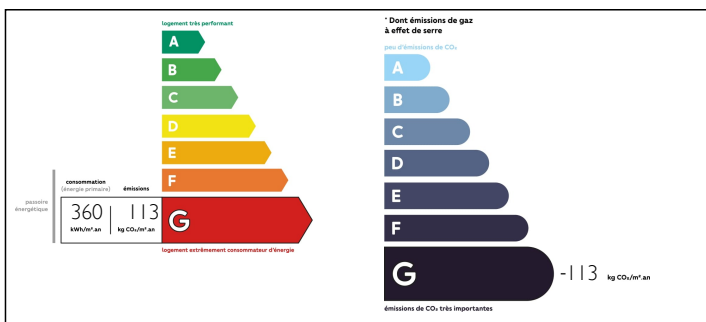
Town:	Auzances
Department:	Creuse
Bed:	5
Bath:	0
Floor:	155 m2
Plot Size:	14276 m2



## IN BRIEF

This beautiful and large farmhouse has 5 bedrooms and 2 bathrooms and it is immediately habitable. There is a large living space with open fire on the ground floor (approx 43.5 m2) with access to the lovely outside terrace and garden, and the total living area of the house is 155.5 m2. There is a big barn next to the house and a few other outbuildings as well as a lovely little chapel which can be used by all residents of the hamlet. The buildings sit on almost 1.5 hectares land; the terrace, garden and park cover more than 2000 m2 and the meadow more than 1.2 hectares. This lovely property is situated in a quiet little hamlet approx 5 km from the lovely market town of Auzances which has all daily amenities, approx 48 km from Montluçon (train station), 63 km from Clermont-Ferrand (international airport), 155 km from Limoges...

## 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 with bathroom (shower, hand basin, toilet) and cupboard (10 m2)
- Large living room with dining area and sitting area and open fire (43.5 m2)
- Kitchen (9 m2)

First floor:

- Landing
- 3 bedrooms (20.5, 12.7, 9 m2)
- Bathroom (bath/shower, hand basin) (4.5 m2)
- Separate toilet

Attic:

- 2 bedrooms with velux windows (13.5, 10 m2)
- Storage room with velux window (7.5 m2)

Cellar with oil boiler and oil tank, large socket for a generator

Heating: Oil central heating (installed approx 13 years ago, and well maintained), open fire in the living room

Insulation: The roof is insulated, the windows are single glazed

There is septic tank drainage (not 'aux normes')

Outbuildings:

- Large barn (approx 120 m2) with stables underneath
- Small stone outbuilding with a barbecue at the back
- Hangar / shed

## LOCAL TAXES

Taxe foncière: 219 EUR

## NOTES