

Beautiful 3 bedroom house, little house to renovate, outbuildings, 5602 m2 land, great views, quiet hamlet

EXCLUSIVE



INFORMATION

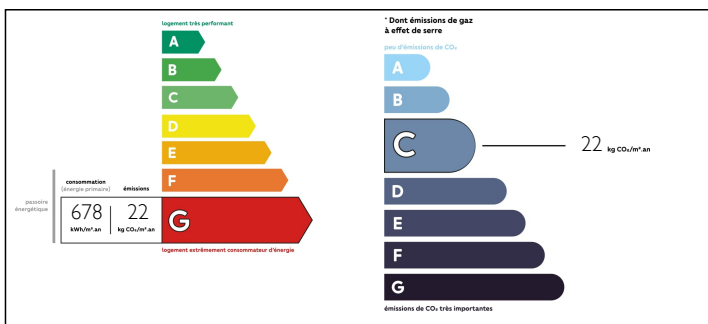
Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	5602 m2

IN BRIEF

This lovely 3 bedroom longère has been renovated with taste and is immediately habitable. Attached to the house are two barns with a utility room, workshop, storage space and another little house to renovate with an already finished bathroom. There are several other outbuildings, so lots of storage space and potential. There are lovely terraces at the front and rear of the house and a field in front and at the rear of the house with a total of 5602 m2. The property is not overlooked and has lots of privacy. It is located in a lovely little hamlet with lovely views over the hilly landscape of the Creuse, at approx 14 km from lovely little towns Auzances and Evaux les Bains, both with all daily amenities and weekly market, at approx 40 km from Montluçon (nearest train station), approx 80 km from Clermont-Ferrand (nearest international airport), 124 km...



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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: 586 EUR

NOTES

DESCRIPTION

Ground floor (approx 57 m2)

- Living room with equipped kitchen, dining table, sitting area with woodburner, access to the terrace at the rear of the house
- Hall with separate toilet and stairs to the first floor

First floor:

- 3 bedrooms (approx 13, 11, 8 m2, one with a dressing)
- bathroom (bath, shower, toilet, sink, 8m2)
- landing / office area with a little balcony (approx 7 m2)

Attic space above the house and a lovely vaulted cellar underneath a part of the house

Heating: woodburner on the ground floor and electric radiators in the bedrooms

Insulation: The windows are single glazed, the roof isn't insulated, the ceiling of the bathroom is insulated as well as the back wall of the living room

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

Attached to the house:

- Barn with utility room (approx 16 m2), workshop (40 m2), storage space (40 m2)
- Second barn with wood storage and storage space (30 m2)
- Little house to renovate with a finished bathroom (shower, toilet, sink)(approx 95 m2)
- Separate barns (40 m2, 80 m2) and hangar in between (14 m2)
- Separate stone outbuilding (14.5 m2) with a floor
- 2 wells

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