

Renovated 4 beds 2 bath house, outbuildings, beautiful garden in quiet hamlet close to Auzances with amenities

EXCLUSIVE



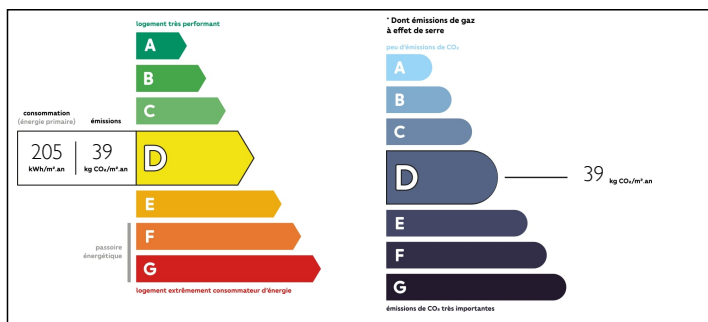
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	2244 m2

IN BRIEF

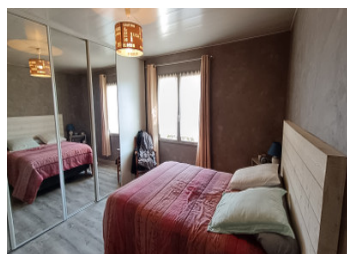
This beautiful stone 4 bedroom 2 bathroom house has been completely renovated (including a new roof) and expanded and it is immediately habitable. Another great advantage is a bedroom and bathroom in the extension on the ground floor. There is a separate stone barn with a workshop, office space, storage space, but it is also possible to park a car inside and with an attached covered terrace with a lovely view on the countryside. There is a beautifully landscaped garden of 2244 m2 including a vegetable plot (with a tunnel), fruit trees and with an old stone well. The property is situated in a lovely little hamlet at approx 12 km from market town Auzances with all daily amenities, approx 55 km from Montluçon (nearest train station), approx 58 km from Clermont-Ferrand (nearest international airport), approx 126 km from Limoges (international airport) and approx 62 km from Mont Dore (ski...

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 porch
- Entrance in living room with pellet burner and stairs to first floor (29 m²)
- Equipped kitchen (15.5 m²)
- Bedroom (12 m²)
- Bathroom (shower, sink, washing machine, boiler) (9 m²)
- Separate toilet (2 m²)

First floor:

- 3 bedrooms (18.5, 9, 9 m²)
- Bathroom (shower, sink) (5 m²)
- Separate toilet (1 m²)

Non convertable attic space

Heating: Pellet burner in living room, gas central heating (also to heat the water)

Insulation: The extension is insulated and the north side of the house, the attic floor is insulated, the windows are double glazed

Septic tank in place

Outbuildings:

- Large stone barn with workshop, office room, storage space, cellar / utility room and a covered terrace with storage space
- Garden shed

A beautiful landscaped garden with a vegetable plot and tunnel, fruit trees, a water well.

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

LOCAL TAXES

Taxe foncière: **733 EUR**

NOTES