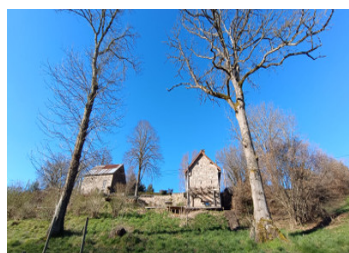


Beautiful renovated house and converted bread oven, barn, 14000 m2 (wood)land, quiet hamlet close to amenities



INFORMATION

| | |
|-------------|----------|
| Town: | Auzances |
| Department: | Creuse |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 110 m2 |
| Plot Size: | 90 m2 |

IN BRIEF

This lovely 1 bedroom 1 bathroom house has been renovated with taste and it is immediately habitable. The old bread oven has been converted and also has one bedroom and one bathroom. Both accommodations have a lovely stone fireplace with a woodburner. There is a separate barn, and several lovely terraces where you can enjoy the lovely views on the green landscape. The property has 14000 m2 land, of which approx 4500 m2 woodland. The property is located in a lovely quiet village at approx 8 km from lovely market town Auzances with all daily amenities, at approx 31 km from 'tapestry town' Aubusson (nearest train station), 69 km from Clermont-Ferrand (nearest international airport), 116 km from Limoges (international airport) and 66 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: 314 EUR

Taxe habitation: 245 EUR

NOTES

DESCRIPTION

Main house:

Ground floor:

- Hall with separate toilet and sink, and stairs to first floor (14 m2)

First floor:

- Kitchen (16 m2)
- Living room with access to outside terrace and stairs to second floor (21 m2)

Second floor:

- Bedroom (9 m2)
- Bathroom with shower, sink and toilet (9.5 m2)
- Corner with washing machine

Converted bread oven:

Ground floor:

- Bedroom with bathroom with toilet, shower and sink, and electric warm water heater and access to outside (approx 18 m2)

First floor:

- Living room / dining room / kitchen / mezzanine with stone fireplace and woodburner (approx 18 m2)

Heating: Woodburner in both accommodations

Insulation: All windows are double glazed

Septic tank in place (not 'aux normes')

Separate barn at two levels (46.5 m2 x 2)

Well and little pond, several terraces

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