

Lovely, renovated 3 bedroom property with underneath garage and garden in nice and quiet market town



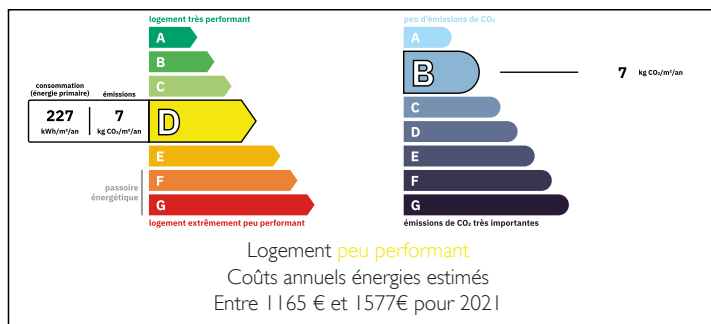
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	573 m2

IN BRIEF

This property with 82 m2 habitable space was built in 1969 and has been completely renovated recently. It has 3 nice sized bedrooms, a living room with open doors to the balcony, a kitchen and bathroom that will need to be installed / finished. The house is built on a 'sous-sol' with a garage (space for 2 cars) and a cellar. The property is located just outside the lovely market town Auzances with all daily amenities, at 44 km from Montluçon (nearest train station), at 68 km from Clermont-Ferrand (nearest international airport), 155 km from Limoges (international airport) and 72 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.



DESCRIPTION

Sous-sol (garden level, 82 m2)

- Garage
- Cellar
- Stone stairs to the first floor

First floor:

- Kitchen (to be finishes) (10.5 m2)
- Living room (19.5 m2)
- 3 bedrooms (12.5, 11.5, 12 m2)
- Bathroom (to be finished) (4 m2)
- Separate toilet

- Attic

Heating: Electric heating

Insulation: The walls of the house are insulated from the outside, the windows are double-glazed (with electric shutters) and the floor of the attic is insulated.

The house is connected to mains drainage.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES