

Lovely farmhouse with separate apartment to renovate, outbuildings, land (3528 m2), quiet hamlet



INFORMATION

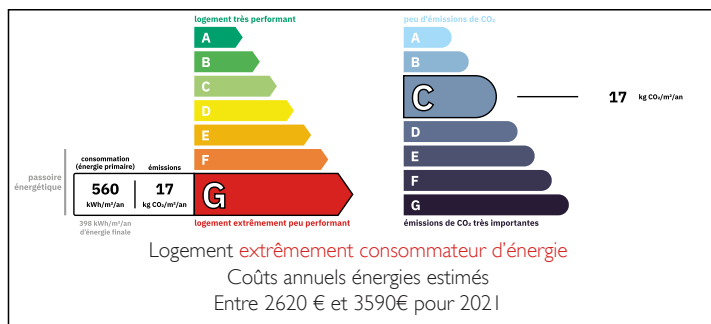
Town:	Auzances
Department:	Creuse
Bed:	2
Bath:	2
Floor:	106 m2
Plot Size:	3528 m2



IN BRIEF

This lovely stone farmhouse is immediately habitable and it has a separate apartment so it is possible to live in the house and do the renovation works at the same time. If desired, it is possible to expand the habitable space in the attic above the living room and/or in the attached barn. Also the old bread oven in the garden could be converted. There is a large workshop (66 m2) and a pigsty. The property sits on 3528 m2 own land (garden and meadow, and is situated in a lovely and quiet hamlet close to lovely market towns Crocq and Auzances with all daily amenities, at approx 26 km from 'tapestry town' Aubusson, 60 km from Clermont-Ferrand (international airport), 113 km from Limoges (international airport) and 60 km from Mont Dore (ski slopes, Puy de Dôme). In...

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 (house):

- Large living room with stone chimney and woodburner and access to the stable, simple kitchen (39 m2)
- Living room (or bedroom) (19 m2)
- Bathroom with shower, sink, toilet (6 m2) and stairs to the attic room (20 m2)

First floor (apartment, accessible from the stone outside staircase):

- Entrance, shower and toilet (8 m2)
- Kitchen (13.5 m2)
- 2 bedrooms (11.5 and 11.5 m2)

Heating: Woodburner and a few electric radiators

Insulation: The property is not insulated

The house is connected to a septic tank ('aux normes')

Outbuildings:

- Attached barn (66 m2) with stables underneath
- Bread oven (2 levels, 21 m2 and 24 m2)
- Workshop (66 m2)
- A well (shared with the neighbors)

LOCAL TAXES

Taxe foncière: 1087 EUR

Taxe habitation: EUR

NOTES

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