

Character 3 beds townhouse, attached shop and courtyard, separate garden, daily amenities at walking distance

EXCLUSIVE



INFORMATION

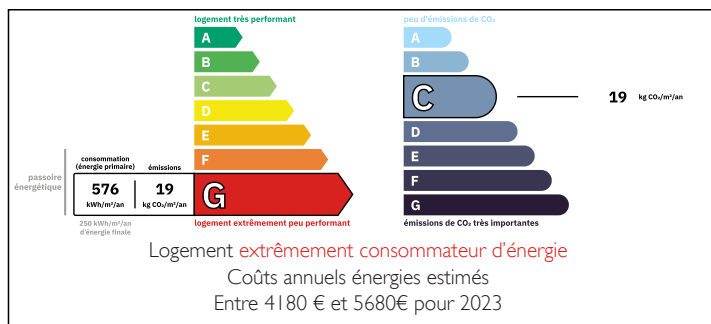
Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	485 m2

IN BRIEF

This is a traditional 3 bedroomed townhouse with an attached commercial shopfront set in a small rural town with all daily amenities available at walking distance. The property is very flexible and could easily be converted to a larger house if necessary. There is a small courtyard attached and a separate plot of 387 land at 700m. It is located in the heart of the town of Auzances where you will find all the amenities you should need (shops, schools, banks, restaurants and a large lake used for both fishing and swimming). This lovely property is situated at 32km from 'tapestry town' Aubusson, at approx 44 km from Montluçon (nearest train station), at 68 km from Clermont-Ferrand (international airport), at 120 km from Limoges (international airport) and 73 km from Mont Dore (ski slopes, Puy de Dôme). In...

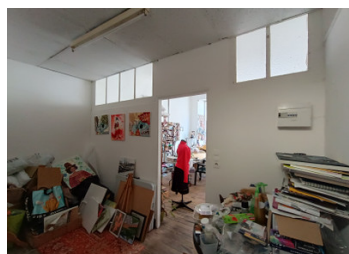


ENERGY - DPE



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:

- Door leads directly to living area (28m²) with oak flooring and panels, staircase to first floor.
- Kitchen (10m²) with floor to ceiling built in cupboard and door leading to courtyard and rear of the shop

First floor :

- Large landing area (10m²)
- 3 double bedrooms (10m², 11m², 17m²)
- Bathroom (9m²) with bath, shower and toilet

From the first floor you have a door leading to a back staircase that takes you to the rear of the shop and stairs lead to the loft.

- The loft (51m²) already has windows and could be easily converted to give further living accommodation.

SHOP.

The shop is very light and offers 23m² of trading space and also a room at the rear of 8m². Doors lead to the courtyard and staircase to the first floor.

OUTSIDE.

At the rear of the property is a small courtyard with covered lean-to. At 700m from the property is a small plot of land (387m²) currently used for vegetables.

The house benefits from mains water and drainage and also double glazing. The groundfloor also has electric shutters. The electrics in the shop were rewired recently but the shop does not have double glazing. Heating is by means of programmable electric radiators. Parking is extremely easy.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 1046 EUR

NOTES