

Stunning 7 bed 2 bath maison de maître, little house to renovate, barn, garden (2283 m2), little market town



## INFORMATION

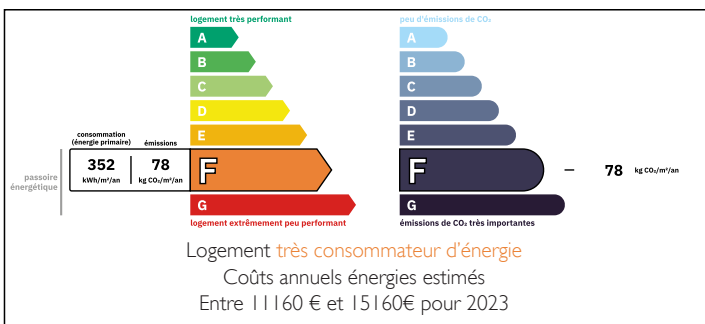
Town:	Auzances
Department:	Creuse
Bed:	7
Bath:	2
Floor:	296 m2
Plot Size:	2283 m2



## IN BRIEF

This beautiful 'maison de maître' is full of character and although it needs to be refreshed it is immediately habitable. The property has 7 bedrooms, 2 bathrooms and 4 toilets in total, and there is a separate little house to renovate if desired next to the house. The balcony at the front of the house offers a lovely view on the little town and the surroundings. The main entrance to the lovely garden and terrace (2283 total plot size) is at the back of the property, where there is also a spacious barn/garage and a hangar. The property is situated just outside the center of lovely and quiet market town Auzances with all daily amenities at walking distance, at approx 45 km from Montluçon (nearest train station), approx 67 km from Clermont-Ferrand (international airport), approx 156 km from...

## 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:

- Porch
- Kitchen with woodburner and access to the terrace (20 m<sup>2</sup>)
- Dining room with chimney (20 m<sup>2</sup>)
- Hallway / entrance from the front balcony (8.5 m<sup>2</sup>)
- Living room with chimney (20 m<sup>2</sup>)
- Living room with chimney (20 m<sup>2</sup>)
- Hallway with toilet and sink, stairs to the first floor and access to the cellar (8.5 m<sup>2</sup>)

First floor:

- 4 bedrooms, all with a chimney (20, 20, 20, 20 m<sup>2</sup>)
- Bathroom (bath, 2 sinks, toilet) (8 m<sup>2</sup>)
- Separate toilet and sink

Second floor:

- 3 bedrooms (22, 21, 15.5 m<sup>2</sup>)
- 2 attic rooms
- Bathroom (shower, sink, toilet) (6 m<sup>2</sup>)

Cellar under the house with water tank (for the toilets and the washing machine), with oil boiler and with access to the front garden.

Heating: The house has oil central heating and a wood burner in the kitchen

Insulation: All windows are double glazed

The house is connected to mains drainage.

Outbuildings:

- Little house to renovate
- Barn/garage (approx 70 m<sup>2</sup>) + hangar

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

## LOCAL TAXES

Taxe foncière: **1996 EUR**

Taxe habitation: **EUR**

## NOTES