

Lovely 4 bedroom property with outbuildings and big garden (3904 m2), quiet hamlet location, close to Auzances

EXCLUSIVE



## INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	4
Bath:	1
Floor:	160 m2
Plot Size:	3904 m2

## IN BRIEF

This lovely and authentic 4 bed property to renovate is situated in a very quiet hamlet without close neighbours. Attached to the property is an outbuilding and behind the property is a lovely bread oven that could be converted into guest accommodation if desired. There is a lovely garden (3904 m2) with beautiful (fruit)trees and a small 'lavoir'. The property is situated at approx 10 km from market town Auzances with all daily amenities, at approx 27 km from 'tapestry town' Aubusson, approx 54 km from Montluçon (nearest traintation), approx 68 km from Clermont-Ferrand (nearest international airport), 116 km from Limoges (international airport) and approx 72 km from Mont-Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

## ENERGY - DPE

DPE not required.

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:

- Dining / living room with chimney and stairs to the first floor (35 m<sup>2</sup>)
- Kitchen / dining room with chimney (22.5 m<sup>2</sup>)
- Living room with chimney (22.5 m<sup>2</sup>)
- Vaulted cellar under a part of the house, accessible from the dining / living room

First floor:

- bathroom (sink, bath, shower) (9.75 m<sup>2</sup>)
- separate toilet
- 4 bedrooms (22, 18, 12.5, 13 m<sup>2</sup>)

Attic

Heating: The house is not heated

Insulation: The house is not insulated

The house is connected to mains water and electricity and to a septic tank

Outbuildings:

- Bread oven to convert if desired
- Attached barn/workshop

## LOCAL TAXES

Taxe foncière: **602 EUR**

Taxe habitation: **EUR**

## NOTES

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