

Lovely stone 5 bedroom house to renovate with separate barn and 3523 m2 land in quiet hamlet



INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	5
Bath:	1
Floor:	140 m2
Plot Size:	3523 m2



IN BRIEF

This lovely stone property has a summer kitchen and a bath room on the ground floor, and a kitchen, dining room and 5 bedrooms on the first and second floor. There is an attached garage with a lovely terrace above and there is a lovely balcony in front of the house overlooking the courtyard. Next to the house is an independant barn/workshop. There is 3523 m2 land attached to the property, actually overgrown, with a little outbuilding at the back. The property is situated in a lovely quiet hamlet at approx 15 km to cosy market town Auzances with all daily amenities, at approx 25 km from 'tapestry town' Aubusson, at approx 77 km from Clermont-Ferrand, approx 110 km from Limoges (both with international airports and approx 77 km from Mont Dore (ski slopes, Puy de Dôme). In...

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:

- Summer kitchen (23 m2)
- Room next to it (15 m2)
- Bathroom (5 m2)
- Landing with warm water boiler and access to a cellar and stairs to the first floor

First floor:

- Kitchen (11.5 m2)
- Living room (12.5 m2)
- Room (11.5 m2)
- Bedroom (14.5 m2)

Second floor:

- 3 bedrooms (14.5, 10, 10 m2)
- attic room

The house is connected to water and electricity (actually disconnected). A septic tank will need to be installed.

Outbuildings:

- Attached garage
- Independant barn/workshop (approx 30 m2)

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

LOCAL TAXES

Taxe foncière: **596 EUR**

NOTES