

Lovely 2 bedroom farmhouse with barn, garden/land (5763 m2), quiet hamlet location, close to daily amenities



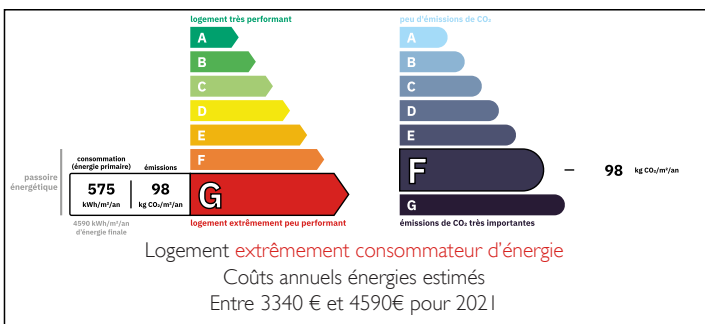
INFORMATION

Town:	Évaux-les-Bains
Department:	Creuse
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	5763 m2

IN BRIEF

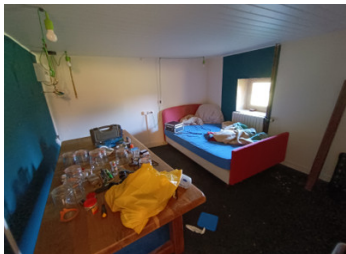
This lovely 2 bedroom farmhouse needs renovation/refreshing but it is immediately habitable. It has a beautiful attached barn, a smaller sized separate outbuilding, a lovely stone wall that separates the courtyard from the garden and a big field with a well at the rear of the house (5763 m2 total plot size). This property is situated in a very quiet little hamlet, with a few other properties but not closeby, at approx 15 minutes drive from both Evaux les Bains and Auzances, both lovely market towns with all daily amenities, at approx 40 km from Montluçon (nearest train station), approx 80 km from Clermont-Ferrand and approx 120 km from Limoges (both with international airport), and approx 87 km from Mont-Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

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:

- Kitchen / dining / living room with stone chimney and woodstove (21.5 m²)
- Bathroom / utility room (shower, separate toilet, sink) with stairs to the first floor and access to the rear of the house (13.3 m²)

First floor:

- 2 bedrooms (21.5 m², 11 m²)

- Attic room (16 m²)

- Attic space (9 m²)

Heating: Gas central heating, wood stove

Insulation: the property is not insulated

The house is connected to a septic tank (not 'aux normes')

Outbuildings:

- Attached barn (approx 80 m²) + stables (approx 22 + 28.5 m²)
- Separate little stone outbuilding

LOCAL TAXES

Taxe habitation: EUR

NOTES

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