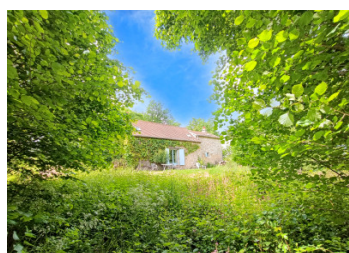
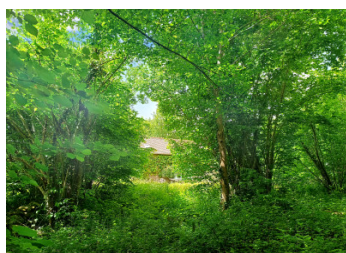


Renovated 3 bedroom house, quiet location, no close neighbours, no traffic, outbuilding, garden (915 m2)

EXCLUSIVE



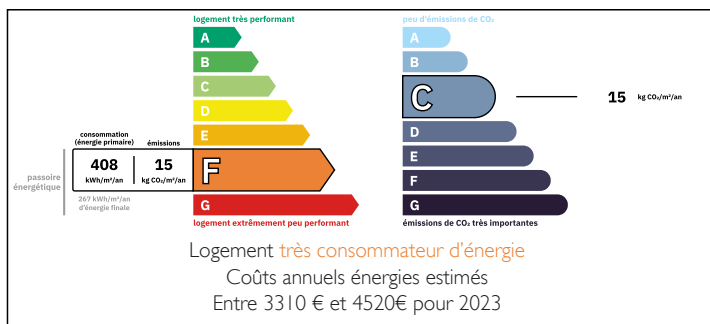
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	915 m2

IN BRIEF

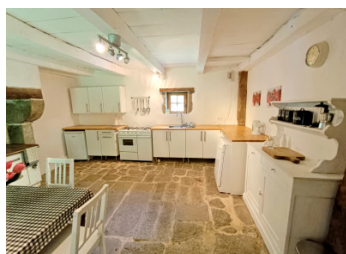
This lovely 3 bedroom, 1 bathroom farmhouse has been completely renovated approx 20 years ago, including a new roof. The previous barn has been renovated to provide a spacious and cozy dining/living area of 44 m2. There is a lovely terrace both in front and behind the house, and a garden with lots of mature trees and plants and a small dew pond. The property is situated at the end of a lane in a lovely little hamlet, without any close neighbors, no passing traffic and surrounded by nature. The house is approx 13 km from (market)town Auzances with all daily amenities, 22 km from 'tapestry town' Aubusson, 75 km from Clermont-Ferrand, 110 km from Limoges (both with international airports) and 75 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.



LOCAL TAXES

Taxe foncière: 158 EUR

NOTES

DESCRIPTION

Ground floor:

- Kitchen/dining room with stone chimney, woodstove and access to the front terrace (20.5 m2)
- Living/dining room with a lined chimney for installation of a wood burner, stairs to the first floor and doors to both front and back terrace (44 m2)

First floor:

- 3 bedrooms (approx 16, 12, 10 m2)
- Bathroom (shower, sink, toilet) (3.5 m2)

Outbuilding:

- Stone outbuilding attached to the house with plumbing to install a toilet and basin

Heating: Woodstove in the kitchen, electric radiators in the bedrooms and bathroom, a lined chimney suitable for woodburner in the living room

Insulation: the windows are double glazed, the roof and plasterboarded walls are insulated

The property is connected to a septic tank

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