

Lovely old 3 beds presbytery with old chapel, outbuilding, well, garden (837 m2), in quiet historic village



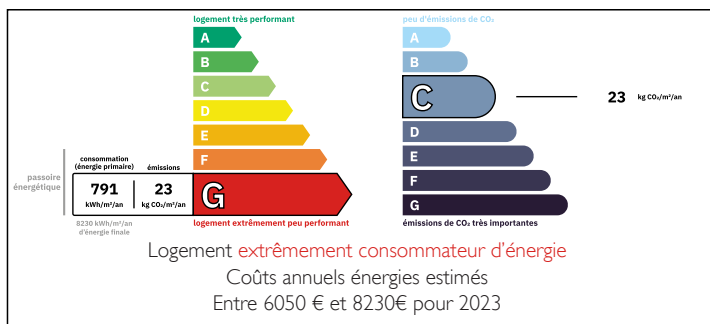
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	837 m2

IN BRIEF

This old presbytery needs renovating although it is immediately habitable. It has a spacious kitchen/dining area and living room, 3 bedrooms and a bathroom on the first floor and a big attic space, actually in use as a painting studio but it can be used for different purposes. There is an old chapel and an outbuilding with a bread oven. There is a lovely and easy to maintain walled garden with a beautiful linden tree where you can sit quietly in the shade. The property is situated in the heart of a quiet and historic little village at approx at approx 10 km from market town Auzances with all daily amenities, at 25 km from lovely tapestry town Aubusson, at 75 km from Clermont-Ferrand (international airport), 115 km from Limoges (international airport) and 73 km from Mont Dore...

ENERGY - DPE



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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:

- Entrance hall with access to cellar and first floor (4.5 m2)
- Kitchen with stone chimney (29 m2)
- Living room with stone chimney

First floor:

- Bedroom (12.5 m2)
- Bedroom with stone chimney and warm water boiler (20 m2)
- Bathroom with toilet (6.5 m2)
- Bedroom (11 m2)

Attic (actually in use as a painting studio) (85 m2)

Heating: Open fire in living room (wood), and woodburner in kitchen (doesn't work and needs to be replaced)

Insulation: The attic is insulated but needs redoing, the windows are single glazed

- Outbuilding with bread oven + room with mezzanine (12 m2 + 14 m2)
- Old Chapel (50 m2) with floor (floor not in good condition, needs to be replaced)
- Well

LOCAL TAXES

Taxe foncière: 760 EUR

NOTES

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