

Authentic granite 7 beds farmhouse, outbuildings, 23.5 hectares land, lovely views, close to amenities



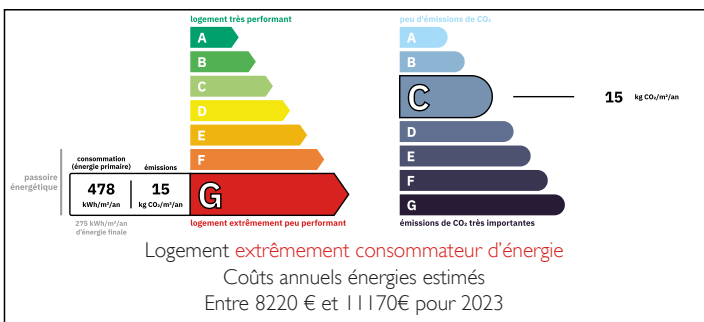
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	7
Bath:	2
Floor:	265 m2
Plot Size:	235191 m2

IN BRIEF

In a peaceful hamlet in south-east Creuse, near Auzances and the source of the Cher river, this authentic granite farmhouse from 1925 offers 265 m² of living space and 23.5 hectares of agricultural land. The main house features 7 bedrooms, several living areas, and a large reception room that can accommodate up to 60 people. The property includes a traditional barn with stunning exposed timber frame, a cellar, and multiple outbuildings (barn / stable, workshop, chicken coop, tunnel). Once the first guesthouse and farm campsite in the Creuse during the 1970s, this property has a unique history and soul. Perfect for a family looking to develop an agricultural, eco-tourism, or educational project. Good general condition with solid roof. Only minutes from lovely market town Auzances with all daily amenities, and close to Montluçon (approx 48 km, nearest train...

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: 1482 EUR

NOTES

DESCRIPTION

Ground floor:

- Entrance hall (18 m2)
- Dining room with chimney and woodstove (25 m2)
- Kitchen + scullery (18 m2)
- Large dining room (in old cow stable) (60 m2)
- Bedroom with sink (18 m2)
- Bathroom (2 toilets, shower, sink, hot water boiler)

First floor (garden level):

- Bedroom with sink (16 m2)
- Bedroom with sink (16 m2)
- Bedroom with sink (17 m2)
- Bedroom (17 m2)
- Bedroom with sink (16.3 m2)
- Bedroom (11 m2)
- Storage room with sink and hot water boiler (6.5 m2)
- Bathroom (toilet + shower)
- Kitchen/ dining room (17 m2)

Heating: There is an open fire place and a woodstove in the dining room and electric radiators in the bedrooms

Insulation: A few windows are double glazed

The house is connected to a septic tank (not according to the regulations)

Outbuildings:

- Barn (280 m2)
- Stable (160 m2)
- Workshop (18 m2)
- Bergerie (19 m2)
- Pigsty (17.5 m2)
- Chicken coop

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