

Two houses - one habitable and one to renovate - and a garden in a quiet village close to amenities.



INFORMATION

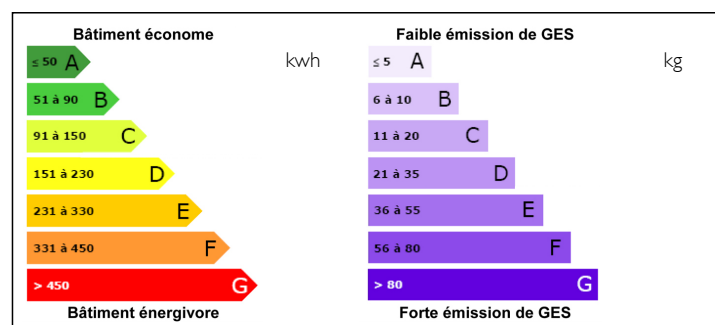
Town:	Auzances
Department:	Creuse
Bed:	4
Bath:	1
Floor:	80 m2
Plot Size:	441 m2

IN BRIEF

Two lovely houses next to each other, one immediately habitable but still requires quite a bit of work, and the second one to completely renovate. The habitable house has an attached garage and there is an attached garden with a lovely view. The property is located in a quiet village approx 9 km from the lovely market town of Auzances with all daily amenities, 23 km from tapestry town of Aubusson, 77 km from Clermont-Ferrand (international airport), 109 km from Limoges (international airport) and 78 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

House 1:

Ground floor:

- Living room with stone fireplace and stairs to first floor (26.5 m²)
- Kitchen with access to the garden, separate toilet and shower room (shower, hand basin) (16 m²)

First floor:

- Bedroom (11 m²)
- Bedroom (13.5 m²)
- Little room for a toilet (to be installed) (2.5 m²)
- Landing with stairs to the attic (9 m²)

Attic (to convert if desired) (26 m²)

Heating: Wood-burning stove

Insulation: The attic is insulated and some windows have double glazing

The house has a septic tank drainage system, not up to current standards.

There is an attached garage

House 2:

Ground floor:

- Living space with stone fireplace, bathroom and separate toilet to renovate (29 m²)

First floor:

- Kitchen (13.5 m²)
- 2 bedrooms (9 and 10 m²)

There is no heating and the house is not insulated.

LOCAL TAXES

Taxe foncière: 360 EUR

NOTES

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