

Lovely stone 2 bedroom house with barn and field (1216 m2) in quiet hamlet with lovely views



INFORMATION

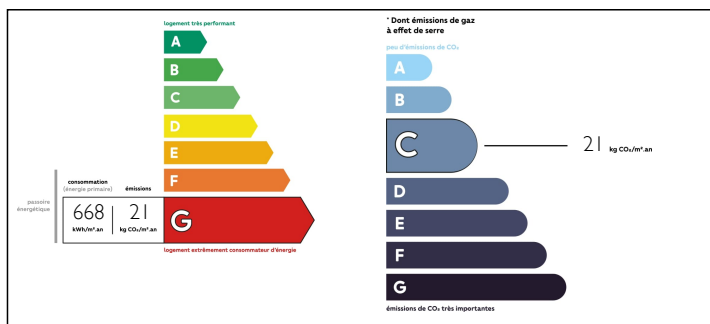
Town:	Auzances
Department:	Creuse
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	1216 m2



IN BRIEF

This lovely stone 2 bedroom house is immediately habitable. It has a nice living room with a wood burner and an open plan kitchen / dining room, a utility room with a toilet on the ground floor and 2 bedrooms and a bathroom on the first floor. There is a lovely terrace in front of the house and a nice barn (with garage, workshop, bread oven, stables and a cellar) with a big field with a few fruit trees and a well behind. The house is located in a quiet little village, on a dead end road, at approx 4,5 km to a village with a few basic amenities, at approx 14 km from Auzances with all daily amenities, at approx 40 km from Montluçon (train station), 83 km from Clermont-Ferrand (international airport) and approx 88 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: 446 EUR

NOTES

DESCRIPTION

Ground floor:

- Living room with stairs to first floor and wood burner (27 m2)
- Equipped kitchen / dining room (13.5 m2)
- Utility room with toilet, sink and storage space (5 m2)

First floor:

- Bedroom with office space and access to the attic (27 m2)
- Bedroom (13 m2)
- Dressing with hot water boiler
- Shower room (toilet, twin basins, shower) (4 m2)

Attic

Heating: Electric radiators and wood burner

Insulation: The windows are double glazed and the attic floor is insulated

There is a septic tank (not 'aux normes')

Separate barn with garage, workshop, bread oven, stables and cellar

Well in the big field with fruit trees behind the barn

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