

Stone renovated 2/3 bedroom property with outbuildings, land and lovely views in a quiet hamlet near amenities

EXCLUSIVE



INFORMATION

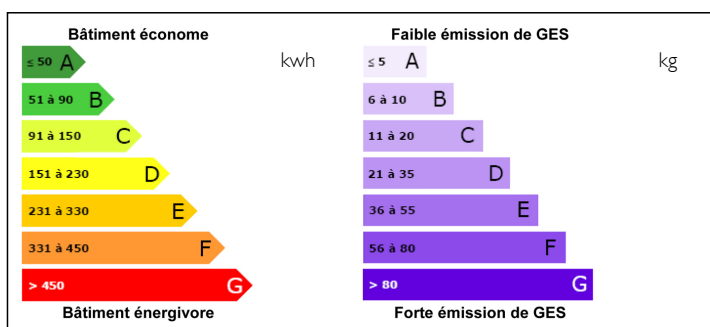
Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	5518 m2



IN BRIEF

This lovely stone farmhouse has been nicely renovated and can be lived in immediately. Only the radiators are in place, but should still be connected to a boiler. There is an attached little house to renovate and a huge barn. Also, there is a separate bread oven and a hangar that could be served to park a car across the road. There is a lovely stone terrace in front of the house and a big field with a well, an up ground swimming pool and a lovely view at the back of the house. This lovely property is situated in a quiet hamlet at approx 10 km from lovely market town Auzances with all daily amenities, at approx 11 km from Evaux les Bains with all daily amenities and wellness facilities, at approx 40 km from Montluçon (trainstation), approx 80 km from Clermont-Ferrand (international airport) and approx 80 km from...

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

Ground floor:

- Entrance hall with stairs to the first floor
- Equipped kitchen (13 m2)
- Living room with wood burner (27.5 m2)
- Bathroom (shower, sink, toilet, washing machine, warm water tank) (7 m2)

First floor:

- Landing with big cupboard and toilet (12 m2)
- Bedroom with bath, sink, toilet (16.5 m2)
- Bedroom with dressing room (10 m2)

Attic room that can serve as a guest room, 3th bedroom or office room (15 m2)

Heating: woodburner, radiators in place but not connected to a boiler

Insulation: Windows are double glazed, walls and roofs are insulated

Septic tank (not 'aux normes')

Outbuildings:

- Little house to renovate attached to the house with back door to the field (29.5 m2)
- Barn attached to the little house to renovate (70 m2)
- Separate bread oven with cellar (12 m2)
- Separate hangar with field behind (26.5 m2)

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

NOTES