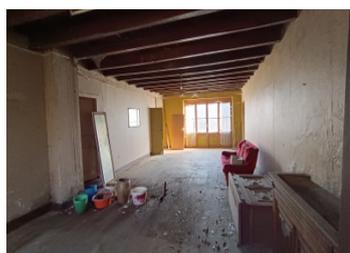


One big house and one small house to fully renovate, several outbuildings, land, village close to Auzances

EXCLUSIVE



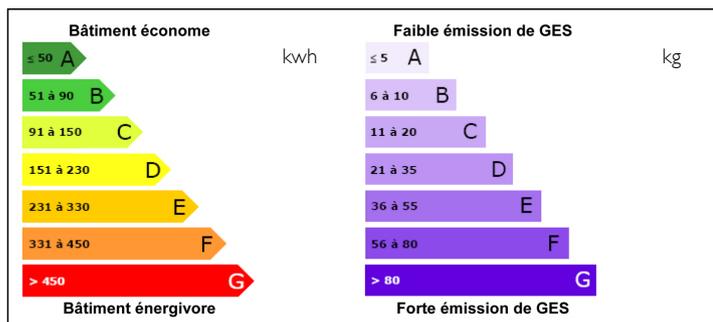
## INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	7
Bath:	1
Floor:	350 m <sup>2</sup>
Plot Size:	2654 m <sup>2</sup>

## IN BRIEF

This big property contains a big semi-detached house (old 'auberge', approx 350 m<sup>2</sup>) with a huge room of 55 m<sup>2</sup> that used to be a dancing hall, a small 2 bedroom house (approx 100 m<sup>2</sup>), a separate barn and several other outbuildings. The buildings all require a complete renovation, including all the roofs. The property is located in a lovely, quiet village with a few daily amenities, at approx 14 km from Auzances with all daily amenities, 20 km from 'tapestry town' Aubusson, 80 km from Clermont-Ferrand (international airport), 107 km from Limoges (international airport) and 80 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 (big house):

On the ground floor:

- Hall
- Kitchen with stone fireplace (approx 32 m2)
- Dining room with stone fireplace (approx 26 m2)
- Big room (previous dancing room) (approx 55 m2)
- Room
- Second entrance
- 2 (vaulted) cellars

Between ground floor and first floor:

- Room with sink

First floor:

- 5 bedrooms
- bathroom with toilet

Attic

Outbuildings:

- Shed in back garden
- Barn with attached outbuilding with old bread oven opposite the house with attached land behind

House 2 (small house):

Ground floor:

- Room with stone fireplace (approx 33.5 m2)
- Room (approx 15.5 m2)

First floor:

- Landing
- 2 rooms

Attic

Outbuildings:

- Barn opposite the house (2 pieces: approx 50.5 and 27 m2) with attached shed and field with well behind the barn

Both houses are connected to mains drainage.

The houses don't have heating, they aren't insulated,

## NOTES