

Large property with business potential, living accommodation, (former) bar and restaurant, apartment, garage and workshops, courtyard and parking, close to Auzances with all daily amenities



## INFORMATION

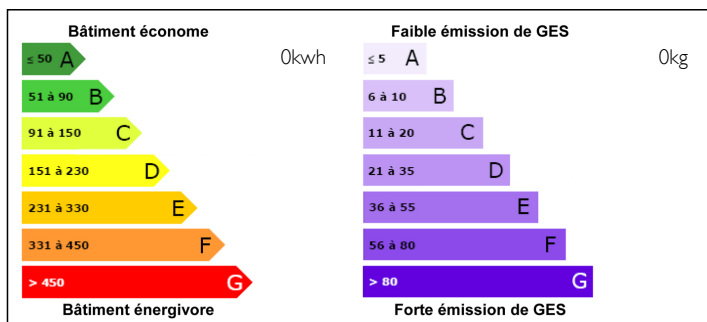
Town:	AUZANCES
Department:	Creuse
Bed:	11
Bath:	2
Floor:	367 m2
Plot Size:	1088 m2



## IN BRIEF

Located in a village, this large property was originally the local bar/restaurant and garage. With 9 bedrooms, bar and restaurant hall, separate 2 bed roomed apartment, garage and workshops courtyard and parking. In need of work but could be a good business again. Lots of potential. Only 4km from the market town of Auzances which has all the amenities you should need (shops, schools, banks, restaurants and an excellent weekly market). There is also a bus service which takes you to the local train station at Montluçon. The international airport of Clermont-Ferrand is 100km away. Ski-ing at Mont Dore and Super Besse.

## 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

Village location, this large property currently offers in total 367m<sup>2</sup> of habitable space comprising of :

### MAIN BUILDING.

Ground floor :

stone steps lead to the entrance hallway.

kitchen (19m<sup>2</sup>)

back kitchen (6m<sup>2</sup>)

lounge (47m<sup>2</sup>)

back hallway

toilet

bar (48m<sup>2</sup>)

restaurant hall (96m<sup>2</sup>)

client toilet

access to patio and garden

1st floor :

six bedrooms (8m<sup>2</sup>, 9m<sup>2</sup>, 9m<sup>2</sup>, 9m<sup>2</sup>, 11m<sup>2</sup>, 17m<sup>2</sup>)

bathroom

toilet

2nd floor :

three bedrooms (11m<sup>2</sup>, 12m<sup>2</sup>, 18m<sup>2</sup>)

Access to loft which is divided into two rooms (6m<sup>2</sup>, 12m<sup>2</sup>) with storage cupboards.

Outside and underneath this building are two vaulted cellars and a double garage.

### APPARTMENT :

Accessed via stone steps that lead directly onto a terrace. All on one level the apartment comprises of :

kitchen (12m<sup>2</sup>)

lounge (19m<sup>2</sup>)

## NOTES