

Nice 2 bedroom house, huge barn / shed, outbuildings, 68633 m2 land (approx 1,5 hectares attached to the house and approx 3 hectares very close to the...



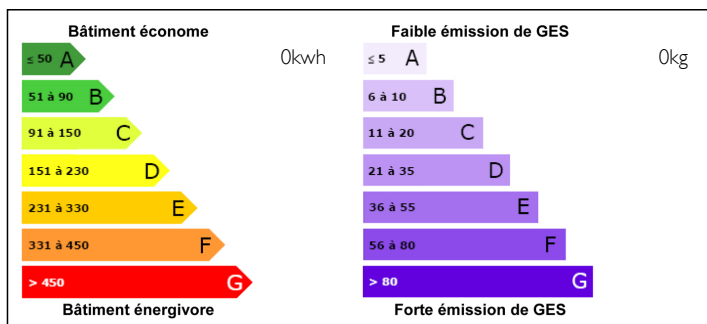
INFORMATION

Town:	AUZANCES
Department:	Creuse
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	68633 m2

IN BRIEF

This charming house is immediately habitable but needs to be refreshed. Next to the house is a spacious barn of approx 170 m2 with a stable underneath. There is 68633 m2 land available: approx 1,5 hectare attached to the house, approx 3 hectares very close to the house and the rest a bit further away in different plots. The property is located in a quiet village at 7 km from the lovely (market) town Auzances with all daily amenities, at 49 km from Montluçon (train station), 61 km from Clermont-Ferrand (international airport), 161 km from Limoges (international airport) and 66 km from Mont Dore (ski slopes, Puy de Dôme). Creuse, Limousin.

ENERGY - DPE



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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:

- Hall with toilet (5.5 m²)
- Living room with woodburner (22 m²)
- Kitchen (10.5 m²)
- Bathroom (shower, sink) (3.5 m²)

First floor:

- Bedroom (16.5 m²)
- Bedroom (21 m²)

Attic

Cellar with heating boiler

Outbuildings:

- Barn / stable (approx 170 m², 2 levels)
- Hangar with workshop and well
- Stone building with shower

Insulation: The windows are partly double glazed

Heating: Central heating (oil) and woodburner

Septic tank.

LOCAL TAXES

Taxe foncière: 624 EUR

NOTES