

Beautiful stone 3 bedroom, 2 bathroom house full of original character, with courtyard, in small town

EXCLUSIVE



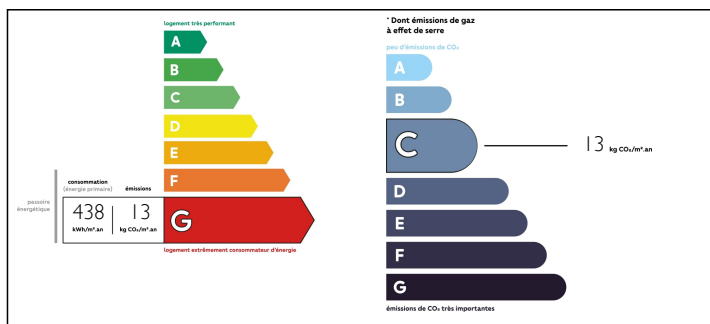
## INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	2
Floor:	153 m2
Plot Size:	25 m2

## IN BRIEF

It is possible to buy this house together with ref A13561 (the courtyards are adjacent). This beautiful house with 3 bedrooms and 2 bathrooms is full of original details and takes you back to years gone by. It is immediately habitable but requires renovation work, for example insulation. The house is located in the heart of a lovely market town, 44 km from Montluçon (train station), 68 km from Clermont-Ferrand (international airport), 118 km from Limoges (international airport) and 73 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

Ground floor:

- Hallway
- Office room
- Boiler room
- Bathroom (shower, toilet, hand basin)

First floor:

- Big living room with stone fireplace and stairs to the second floor
- Big kitchen / dining room with stone fireplace and access to the courtyard

Second floor:

- 3 bedrooms
- bathroom (bath, hand basin, toilet)
- porch above the kitchen

Beautiful vaulted cellar

Heating: Central heating (pellet)

Insulation: the house and windows are not insulated

The house is connected to mains drainage.

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

## LOCAL TAXES

Taxe foncière: 980 EUR

## NOTES