

Stone, semi detached 5 bedroom house with little courtyard in the centre of small town with amenities

## EXCLUSIVE



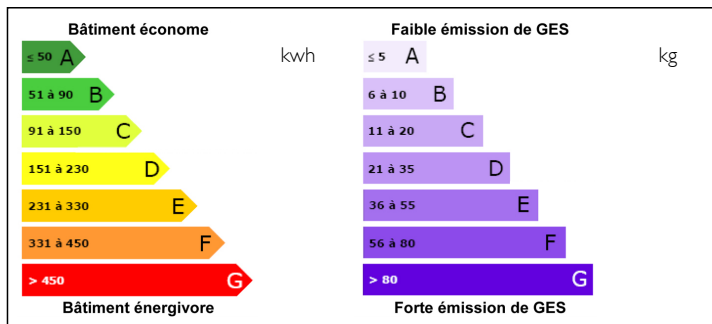
## INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	5
Bath:	1
Floor:	120 m2
Plot Size:	20 m2

## IN BRIEF

It is possible to buy this house together with ref A13559 (the courtyards are adjacent). This 5 bedroom house used to have a hairdressing salon in the current living room on the ground floor. At the moment there is no working heating in place. The house is located on the main square of a lovely and quiet 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.



## LOCAL TAXES

Taxe foncière: 900 EUR

## NOTES

## DESCRIPTION

Ground floor:

- Office
- Little living room (used to be the waiting room)
- Bathroom (shower, hand basin, toilet)
- Living room with toilet (used to be hairdresser's salon)
- Hallway with the front door and door to the courtyard and cellar

First floor:

- Separate toilet
- Kitchen with covered balcony
- 2 bedrooms
- Living room

Second floor:

- 3 bedrooms
- Separate toilet and hand basin.

Attic and cellar

Heating: There is no working heating at the moment

Insulation: Only the attic floor is insulated

The house is connected to mains drainage

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