

Lovely stone 2 bedroom house with barn and field (1216 m2) in quiet hamlet with lovely views



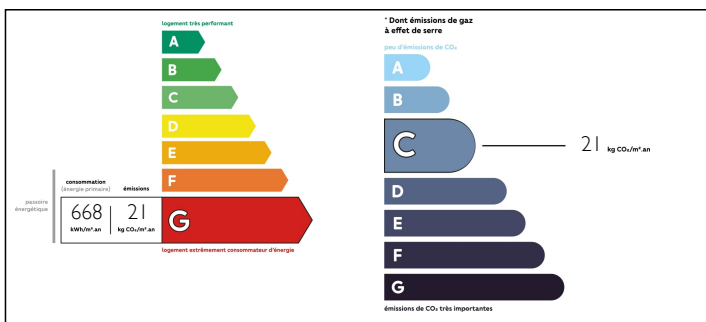
## INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	1216 m2

## IN BRIEF

This lovely stone 2 bedroom house is immediately habitable. It has a nice living room with a wood burner and an open plan kitchen / dining room, a utility room with a toilet on the ground floor and 2 bedrooms and a bathroom on the first floor. There is a lovely terrace in front of the house and a nice barn (with garage, workshop, bread oven, stables and a cellar) with a big field with a few fruit trees and a well behind. The house is located in a quiet little village, on a dead end road, at approx 4,5 km to a village with a few basic amenities, at approx 14 km from Auzances with all daily amenities, at approx 40 km from Montluçon (train station), 83 km from Clermont-Ferrand (international airport) and approx 88 km from Mont Dore (ski slopes, Puy de Dôme). In the 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:

- Living room with stairs to first floor and wood burner (27 m2)
- Equipped kitchen / dining room (13.5 m2)
- Utility room with toilet, sink and storage space (5 m2)

First floor:

- Bedroom with office space and access to the attic (27 m2)
- Bedroom (13 m2)
- Dressing with hot water boiler
- Shower room (toilet, twin basins, shower) (4 m2)

Attic

Heating: Electric radiators and wood burner

Insulation: The windows are double glazed and the attic floor is insulated

There is a septic tank (not 'aux normes')

Separate barn with garage, workshop, bread oven, stables and cellar

Well in the big field with fruit trees behind the barn

## LOCAL TAXES

Taxe foncière: 446 EUR

## NOTES

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