

Renovated and spacious 3 bedroom house with garage and outbuildings in quiet rural hamlet close to amenities.

EXCLUSIVE



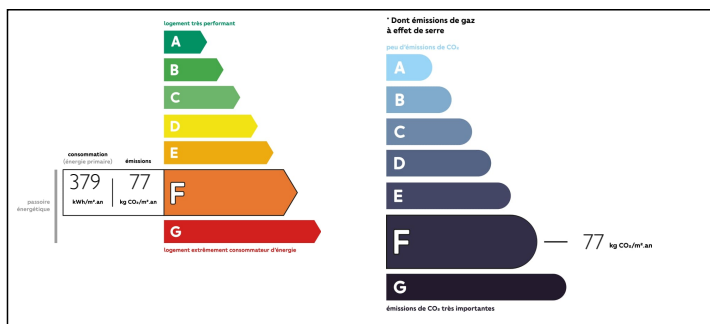
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	146 m2
Plot Size:	1286 m2

IN BRIEF

This delightful semi-detached house has good size bedrooms and a spacious living room and new and equipped kitchen making it an ideal family home with garage, outbuilding and garden. It is situated in a lovely rural hamlet yet the little town of Auzances is only 8 km away with supermarket, bakers, post office, banks, schools, college and local weekly market. It is also not far from Aubusson (approx 25 km), Clermont Ferrand (approx 75 km, international airport), Limoges (approx 110 km, international airport) and Mont-Dore (approx 75 km, ski slopes in 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:

- Entrance Hall with stairs to the first floor (7 m2)
- Utility Room (6 m2)
- Bathroom (toilet, bath/shower, hand basin) (4.5 m2)
- Equipped kitchen (20 m2)
- Living room with wood burner and door to the back garden (32 m2)

First floor:

- Landing
- Bedroom (32 m2)
- Office room / bedroom (23.5 m2)
- Bedroom (31 m2)

The attic contains two rooms, not heated, currently used as an extra bedroom and extra sitting room and a storage room

Heating: Oil central heating and woodburner in the living room

Insulation: Most windows are single glazed, roof and walls are not insulated

There is a septic tank in the back garden (not 'aux normes')

Outbuildings:

- Garage (attached to the house) with boiler and oil tank (approx 16.5 m2)
- Separate barn (approx 52.5 m2)
- Separate barn with vaulted cellar underneath and lean-to and attached garden with lovely view over the open countryside

There is a walled garden behind the house.

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

NOTES