

Large farmhouse and small house to renovate, stone barns, 13629 m2 land, in quiet hamlet close to amenities

EXCLUSIVE



## INFORMATION

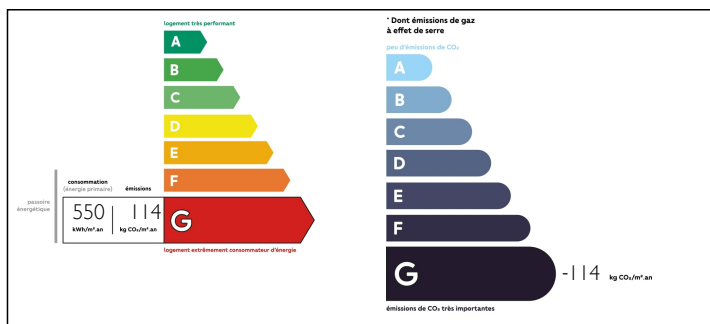
Town:	Auzances
Department:	Creuse
Bed:	4
Bath:	1
Floor:	142 m2
Plot Size:	13629 m2

## IN BRIEF

This beautiful 'corps de ferme' contains a large farmhouse with attached barn, a smaller house to renovate, and two separate barns. The farmhouse has a new roof, it is connected to water and electricity but it needs to be renovated. There is 13629 m2 land attached to the property. The property is situated in a quiet, little hamlet, and it is the last property at a dead end road, so there is no traffic, at only 3 km from lovely market town Auzances with all daily amenities, at 54 km from bigger town Montluçon (trainstation), at 65 km from Clermont-Ferrand (international airport), 160 km from Limoges (international airport) and 71 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:

- Small entrance hall
- Kitchen / dining room with wood stove and access to stairs to first floor (28 m2)
- Living room (30 m2)
- Utility room / bathroom with toilet (11 m2)
- Boiler room with oil boiler and oil tank
- Wood storage

First floor:

- Landing
- 4 bedrooms (23 m2, 13 m2, 12.5 m2, 10 m2)

Attic above the house and cellar underneath the living room

Heating: Oil central heating (not sure about the condition)

Insulation: The house is not insulated

Septic tank in place but not according to the latest regulations

Outbuildings:

- Barn attached to the house with stables underneath (220 m2 x 2)
- Old bread oven ('four à pain') in bad condition attached to the house
- House to renovate
- Separate barn with stables underneath (172 m2 x 2)
- Separate barn

-----

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

## NOTES