LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 115443KA23 Price: 99 900 EUR

agency fees to be paid by the seller

**Renovated 3 bedroom house with garage and garden, in quiet village with amenities**















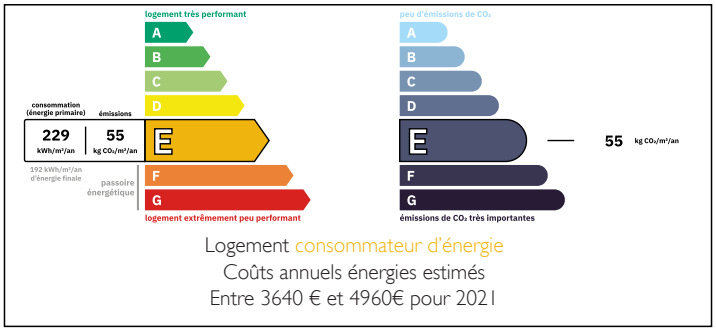
## INFORMATION

| | |
|---|---|
| Town: | Auzances |
| Department: | Creuse |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 140 m2 |
| Plot Size: | 558 m2 |

## IN BRIEF

Good size family house with attached garden and detached garage situated in a village with local store, pharmacy, doctors, post office and school. The larger town of Auzances is only 11km with supermarket, bakers, restaurant, school, college, post office and banks.

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3640 € et 4960€ pour 2021

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **1040 EUR** |

## NOTES

## DESCRIPTION

Entrance Hall (11m2)
With tiled flooring, radiator, built in cupboard with Viesmann boiler serving central heating, stairs to first floor.
Dining room/Office (17m2)
Double glazed window to the front aspect, tiled flooring.
Living room (26m2)
With tiled flooring, two radiators, two double glazed windows with electrically operated blinds.
Kitchen (12m2)
With tiled flooring, one and a half bowl sink unit with cupboards, built-in oven and gas hob with extractor fan, integral dishwasher, one radiator, double glazed French doors with electrically fitted blinds to side aspect.
Utility room (15m2 to maximum)
With tiled flooring, double glazed door and two windows to side aspect, one radiator,
Separate WC
With white wc.
First floor landing
Laminate flooring, radiator, access to loft space.
Shower Room
Shower, Low level w.c. wash hand basin, double glazed window, radiator hot water cylinder.
Bedroom (12m2)
Double glazed window to side aspect, radiator, laminate flooring.
Bedroom (10m2)
Double glazed window to front aspect, radiator.
Bedroom (8m2)
Radiator, double glazed window.
Family Bathroom (8m2)
Shower, vanity wash hand basin, w.c , radiator, laminate flooring.
Separate WC
With white wc

Exterior
There is private off road parking to the front of the property. Detached garage (24m2) entered by an electrically operated up and over door, with light