LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 116865MS23 Price: 18 600 EUR

agency fees to be paid by the seller

Nice 3 bedroom village house to renovate with a little garden in a lovely village with amenities















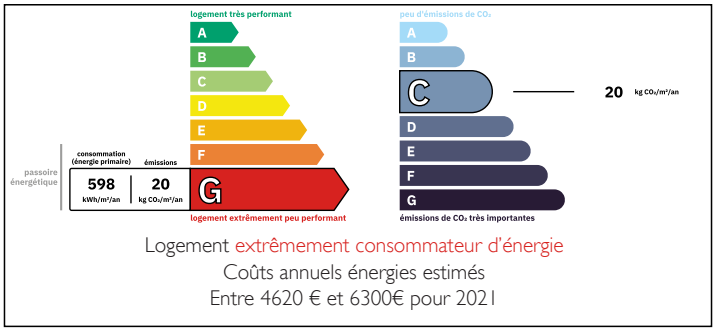
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	0 m2

IN BRIEF

This lovely village house offers a large space on the ground floor as it used to be a grocery shop and 3 good sized bedrooms and a big bathroom on the first floor. Also the attic offers lots of space to create more habitable space if desired. There is a small garden behind the house. It is located in a pleasant village 12 km from Auzances with all daily amenities, 45 km from Montluçon (train station), 138 km from Limoges (international airport), 80 km from Clermont-Ferrand (international airport) and 85 km from Mont Dore (skislopes, Puy de Dôme). In the Creuse, Limousin.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4620 € et 6300€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**292 EUR**
Taxe habitation:	**150 EUR**

NOTES

DESCRIPTION

Ground floor:
- Living / dining room with open kitchen (40 m2)
- Room (to convert) (18 m2)
- Workshop / storage space with access to the garden (10.5 m2)

First floor:
- 3 bedrooms (14, 14 , 12 m2)
- shower room (shower, hand basin) (15 m2)
- separate toilet (1.5 m2)

Attic (to convert)

Heating: Electric heating (inertia)

Insulation: The windows are double glazed

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

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