LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37778MRS23 Price: 69 900 EUR

agency fees included: 6600 € TTC to be paid by the buyer (63 300 EUR without fees)

Lovely 2 beds cottage with large garden (742 m2) situated in lovely quiet village















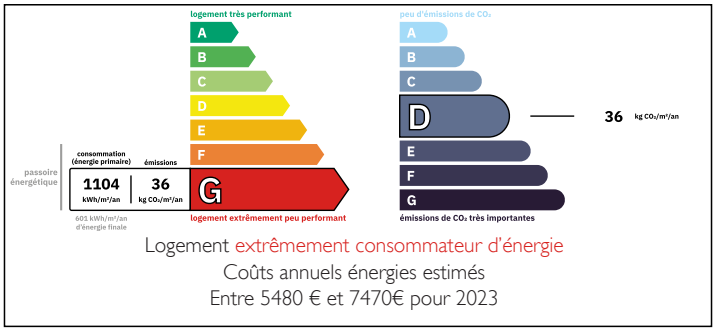
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	742 m2

IN BRIEF

This lovely 2 bedroom property is structurally sound but it is to renovate inside. From both the kitchen and the living room you can walk in the lovely courtyard at the back of the house with a big attached, walled garden with an outbuilding at the back, and also at the front of the house is a walled garden. It would be suitable to live in all the time or as a lock up and leave to spend holidays in this beautiful and quiet area. The property is located at approx 10 km from market town Auzances with all daily amenities, at 25 km from lovely tapestry town Aubusson, at 75 km from Clermont-Ferrand (international airport), 115 km from Limoges (international airport) and 73 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 5480 € et 7470€ pour 2023

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: **420 EUR**

NOTES

DESCRIPTION

Ground floor:
- Living room with stone chimney and woodburner, double doors to the courtyard and garden (16.5 m2)
- Room with stairs to the first floor (13 m2)
- Kitchen with electric central heating boiler and door to the courtyard and garden (10.5 m2)
- Bathroom (shower, sink, toilet) (4 m2)
- Storage space with electric warm water boiler (4 m2)

First floor:
- Landing
2 bedrooms

Attic above and cellar under a part of the house

Heating: electric central heating and woodburner in the living room

Insulation: The windows are single glazed, the attic floor is insulated

The house is connected to mains drainage.

Attached courtyard and front and garden (largely walled) with small outbuilding at the back

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

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