LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43002MRS23 Price: 45 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (38 400 EUR without fees)

Lovely house with 2 separate apartments (1 currently rented), courtyard, in centre of lovely market town















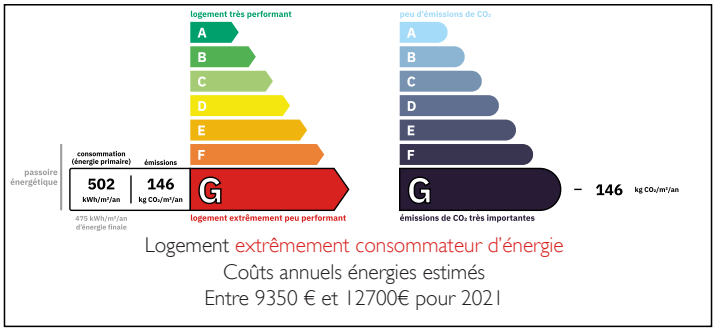
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	139 m2

IN BRIEF

This lovely house consists of 2 separate apartments with both a separate access, but there is also an internal door that connects the two apartments. One apartment is actually rented, the other apartment needs renovating although it is in a reasonable condition. Behind the house is a shared courtyard with a shed for storage, with access to both apartments. From the courtyard there is access to a shared cellar, with the oil boiler and tank. The property is situated in the heart of Auzances, a little and cozy market town with all daily amenities, at approx 45 km to Montluçon (nearest trainstation), 66 km from Clermont-Ferrand (international airport), 155 km from Limoges (international airport) and approx 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 9350 € et 12700€ 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: **1330 EUR**

NOTES

DESCRIPTION

Apartment 1 (rented):
Ground floor:
- Entrance with stairs to the first floor
- Living room (13.5 m2)
- Kitchen (11.5 m2)
- Toilet

First floor:
- Bedroom (13 m2)
- Bathroom (shower, sink) (4.5 m2)
- Dressing room / landing

Apartment 2:
- Entrance (3 m2)
- Living room (19 m2)
- Dining room (10.5 m2)
- Kitchen (7.5 m2)
- Space with stairs to the first floor, separate toilet and access to the courtyard

First floor:
- 2 bedrooms (13, 17.5 m2)
- Bathroom with warm water boiler, bath, toilet, sink (8.5 m2)
- Landing with stairs to the second floor

Attic:
- Attic space with velux windows (23 m2)
- Convertible attic (26 m2)

Shared cellar, with oil boiler and tank

The apartments are heated with oil central heating

The property 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