

2 houses (one immediately habitable), barn, gardens 658 m2, quiet spot close to Auzances with daily amenities



INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	658 m2



IN BRIEF

An attractive ensemble of two houses, to renovate although one is immediately habitable. An advantage is that both houses have their own entrance and a private garden. Additionally, there is a beautiful large barn with a cellar, an old pigsty, and two stables underneath. This attractive property is situated in a quiet hamlet, near the charming market town of Auzances with all daily amenities, approx 28 km's from 'tapestry town' Aubusson, 70 km's from Clermont-Ferrand, 115 km's from Limoges (both with international airport) and approx 77 km's from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

ENERGY - DPE

DPE not required.

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

An attractive ensemble of two houses, to renovate although one is immediately habitable.

House 1 (to renovate):

Ground floor:

- Entrance hall with stairs to the first floor
- Kitchen / dining room with chimney (13.5 m2)
- Utility room with warm water boiler, electricity meter and access to the cellar (4 m2)
- Living room with chimney (15 m2)

First floor:

- Bathroom (shower, toilet, sink) (5 m2)
- 2 bedrooms (15 + 12 m2)
- Landing

Attic above and cellar under a part of the house

There is actually no heating and the house is not insulated

There is no drainage

The house is connected to water and electricity (currently disconnected)

House 2 (immediately habitable)

Ground floor:

- Living area with stone chimney and bread oven and stairs to first floor (23.5 m2)
- Kitchen (5.5 m2)

First floor:

- 2 small rooms (8 + 8 m2)
- room with access to separate toilet and bathroom (shower, sink, warm water boiler) (15 m2)
- landing

Heating: portable heaters

The property is not insulated

The house is connected to a septic tank (not 'aux normes') and to water and electricity

Outbuildings:

- A beautiful barn (approx 90 m2) with stables and

NOTES