LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48285MRS23 Price: 98 650 EUR

agency fees included: 10 % TTC to be paid by the buyer (89 682 EUR without fees)

Lovely 3 bed property, immediately habitable, outbuildings, big garden, in a quiet hamlet close to amenities

EXCLUSIVE















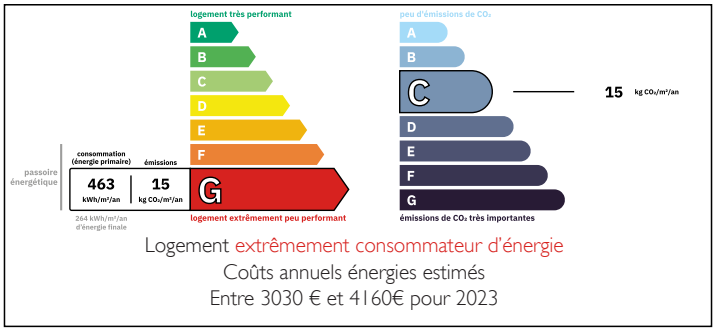
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	99 m2
Plot Size:	1568 m2

IN BRIEF

This lovely property with 3 bedrooms has been renovated and is immediately habitable. It has a new fitted kitchen / dining room, a cozy living room with a woodburner and a utility room with a toilet on the ground floor, and 3 bedrooms and a newly installed bathroom with a toilet on the first floor. It will be sold furnished (included in the price). The property has a separate barn and a garage, and a big attached garden of 1568 m2. This lovely property is situated in a quiet hamlet at approx 7 kms from market town Auzances with all daily amenities, approx 38 kms from bigger town Montluçon (nearest train station), 74km from Clermont-Ferrand, 150 kms from Limoges (both with international airports) and 80 kms from Mont Dore (ski slopes, Puy de Dôme). In the Creuse,...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3030 € et 4160€ 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:	**357 EUR**

NOTES

DESCRIPTION

This lovely property with 3 bedrooms has been renovated and is immediately habitable.

Ground floor:
- Entrance hall with stairs to the first floor and access to the cellar (7.5 m2)
- Newly installed kitchen / dining room (13.5 m2)
- Living room / dining room with woodburner (23 m2)
- Utility room with toilet, sink en warm water boiler (7.5 m2)

First floor:
- 3 bedrooms (13.5, 13.5, 9 m2)
- Newly installed bathroom (shower, sink, toilet) (8.5 m2)
- Landing with stairs to the attic

- Convertible attic

Heating: Woodburner and electric radiators

Insulation: All windows are double glazed

The property is connected to a septic tank (not conforming)

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

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