

Beautiful renovated 3 beds 2 bath house, barn, lovely garden (3201 m2), nice countryside views, quiet village



INFORMATION

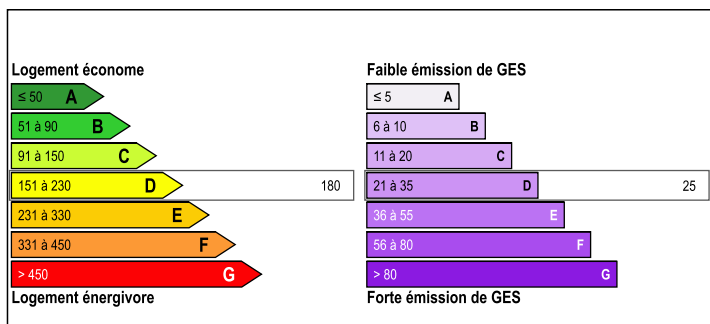
Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	3201 m2



IN BRIEF

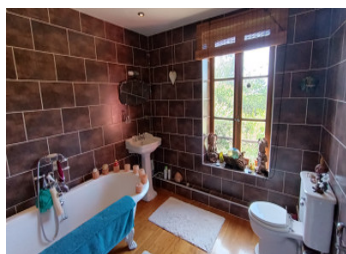
This beautifully renovated property has 2 bedrooms and a bathroom with toilet on the first floor, and 1 bedroom and a bathroom with toilet on the ground floor with separate access from outside. There is a separate barn with stables underneath and a beautiful large garden of 3200 m2 with a well and lovely views over the countryside. The property is located in a lovely quiet village with a few neighboring properties but yet very private, at only 8 km's from market town Auzances with all daily amenities like shops, schools, banks, restaurants and a large lake used for both fishing and swimming, at 31 km from 'tapestry town' Aubusson, at 68km from Clermont-Ferrand (international airport), 117 km from Limoges (international airport) and 66 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.

ENERGY - DPE



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

Ground floor:

- Entrance leads directly into the fully equipped kitchen with separate storage space and spiral stairs to the first floor (25 m²)
- Lounge with patio doors, oak flooring and woodburner (30 m²)
- Bedroom with double opening doors to gardens (14 m²)
- Shower room with toilet (4.5 m²)

First floor:

- hallway with storage cupboard (4.5 m²)
- bedroom with built in wardrobe (13 m²)
- bedroom with chimney (8 m²)
- bathroom (bath, sink, toilet) (8 m²)

Heating: Gas central heating, woodburner

Insulation: The windows are partly double glazed, the walls, ceilings and roofs are insulated

The house is connected to a septic tank

Outbuildings:

- Old bread oven and boiler room attached to the house
- Barn (75 m²) with stable and workshop underneath (50 + 25 m²)
- Well

LOCAL TAXES

Taxe foncière: **604 EUR**

Taxe habitation: **EUR**

NOTES

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