

Detached house, part habitable barn and annexe on land of 5673 m .

EXCLUSIVE



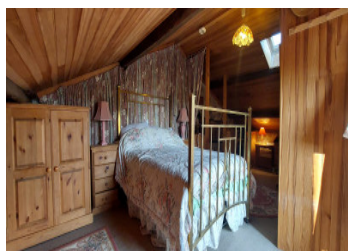
## INFORMATION

Town:	Azerables
Department:	Creuse
Bed:	3
Bath:	3
Floor:	94 m2
Plot Size:	5673 m2

## IN BRIEF

Lovely ensemble of buildings offering lots of potential.

Situated just around 1km to the little village of Azerables with its small supermarket, bakers, chemist, vets, restaurant and bar, approx 15kms to the large town of La Souterraine with a choice of supermarkets and other amenities and around 68 kms to Limoges with its airport.

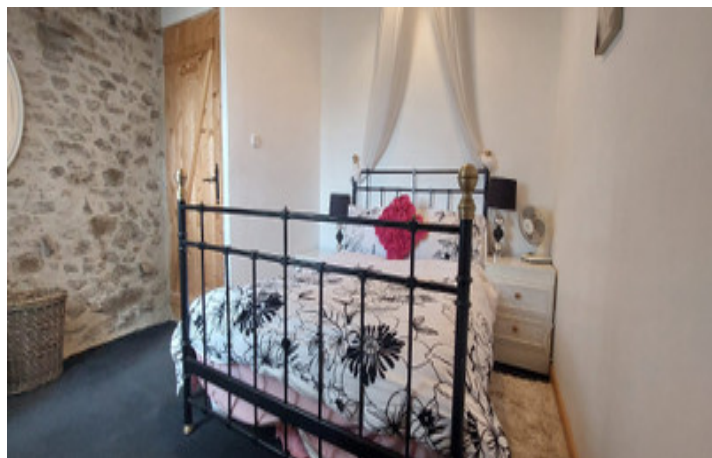


## ENERGY - DPE

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

One bedroom house - Enter into open room downstairs offering - lounge area with wood burning stove. Kitchen/dining area. Kitchen has wall and floor units. Upstairs is a double bedroom with shower and W.C.

The second building, the old piggery, houses a W.C and shower and can provide a sleeping area.

The third building, which has the three sided hangar attached, provides a lounge/diner with open fireplace. Barn/storage area and a temporary area currently used as a summer kitchen area. There is plenty of space down here to allow for a good size kitchen and other living space - this, of course, with the correct permissions. Upstairs there are currently two bedrooms both of a very good size and a modern bathroom/W.C with W.C, Bath, Sink and Wash basin.

## LOCAL TAXES

Taxe foncière: 618 EUR

Taxe habitation: EUR

## NOTES

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