

Lovely stone house to renovate with land, isolated location, no close neighbors, near Auzances with amenities



INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	1
Bath:	0
Floor:	82 m2
Plot Size:	16684 m2



IN BRIEF

This lovely cottage is located in a very quiet hamlet without any close neighbors. It has 3921 m2 attached land, and 3 other separate parcels close by with a total of 12763 m2. The house has 2 pieces on the ground floor, and 2 pieces on the second floor. The property is located in a quiet hamlet at 12 km from lovely market town Auzances with all daily amenities, at 26 km from 'tapestry town' Aubusson with the nearest train station, at 75 km from Clermont-Ferrand (international airport), at 110 km from Limoges (international airport) and at 73 km from Mont Dore (ski slopes). 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

The house contains:

- Kitchen with stone chimney (approx 24 m2)
- Living room with stone chimney, access to the back garden and stairs to the attic (approx 24 m2)
- Attic above the living room (approx 9 m2)
- Space above the kitchen

Heating: The house is not heated at the moment

Insulation: A few windows are double glazed, the attic roof is insulated

A new septic tank needs to be installed

LOCAL TAXES

Taxe foncière:	32 EUR
Taxe habitation:	EUR

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

NOTES