

Lovely renovated farmhouse with outbuildings (horse stable), over 1,5 hectares (wood)land, quiet and isolated



## INFORMATION

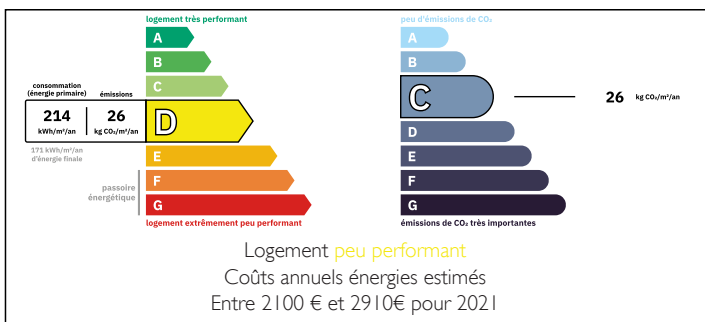
Town:	Auzances
Department:	Creuse
Bed:	4
Bath:	1
Floor:	155 m2
Plot Size:	15316 m2

## IN BRIEF

This lovely renovated farmhouse, situated in a very quiet and isolated little hamlet at the end of a dead end road, includes an attached barn with a bread oven and a workshop. There is also a detached barn with stables underneath and a large attached hangar. At the back of the house, accessible from the kitchen/dining room is a pretty terrace overlooking a large plot of land with an orchard, a greenhouse, a well, a spring, a pond and woods. The total area of the adjoining and non-adjoining land is 15,316 m2. The property is situated in a very quiet and isolated hamlet, at approx 14 km from lovely market town Auzances with all daily amenities, approx 38 km from Montluçon (nearest train station), approx 83 km from Clermont-Ferrand (international airport), approx 117 km from Limoges (international airport) and...



## 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.



## LOCAL TAXES

**Taxe foncière:** 600 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Ground floor:

- Entrance hall
- Living room with wood burner (25.5 m2)
- Room (can be an extra bedroom or office room) (11.5 m2)
- Room (can be an extra bedroom or office room) (13.5 m2)
- Utility room with toilet, gas boiler and well (5 m2)
- Landing with stairs to the first floor (garden level)

First floor (garden level):

- Equipped kitchen / dining room / living room with pellet burner and access to the outside terrace/garden (26.5 m2)
- Bedroom with little attic above and with access to the attached barn (15 m2)
- Bathroom with bath/shower/sink/toilet (5 m2)
- Bedroom (12 m2)
- Bedroom (11 m2)

Attic:

- Bedroom with Velux windows (11.5 m2)

Heating:

- Woodburner in the living room
- Pellet burner on the first floor
- Gas central heating with a boiler and radiators in most of the rooms, but the installation has not been finalized.

Insulation: The windows are double glazed, the attics and walls are insulated

The house is connected to a septic tank.

Outbuildings:

- Attached barn with workshop and bread oven
- Separate barn/stables and hangar

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