

Lovely 3 bedroom cottage, outbuildings, 1000 m2 land, dead end road in quiet hamlet close to daily amenities

EXCLUSIVE



INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	1050 m2

IN BRIEF

This lovely 3 bedroom stone cottage is immediately habitable and can be used as a holiday home or as a permanent residence. It has a nice vaulted cellar underneath and an attached barn and a separate outbuilding that offers enough space to park a (camping) car. There is a lovely courtyard at the front of the house and a big garden at the back with a well. The property is situated at a dead end road, so no passing traffic, in a quiet hamlet at 12 km's from lovely market town Auzances with all daily amenities, at approx 39 km's from Montluçon (trainstation), approx 80 km's from Clermont-Ferrand (international airport), 120 km from Limoges (international airport) and approx 85 km's from Mont Dore (ski slopes, Puy de Dôme). 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

Ground floor:

- Living room with bread oven and stairs to first floor (31 m2)
- Equipped kitchen (14 m2)
- Bathroom (shower, sink, toilet, washing machine, hot water tank) (3.5 m2)

First floor:

- Landing
- Bedroom (10 m2)
- Bedroom (10 m2)
- Bedroom with mezzanine (18 + 3.5 m2)

- Vaulted cellar underneath and attic above the house

Insulation: The attic floor is insulated and the roof of the bedroom with mezzanine is insulated, the windows are single glazed

The house is connected to a septic tank

Outbuildings:

- Attached barn with attic
- Separate outbuilding (workshop = approx 55 m2 and old forge = approx 31 m2)
- Well in the garden

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

LOCAL TAXES

Taxe foncière: 649 EUR

Taxe habitation: EUR

NOTES