

Beautiful 5 bed 3 bath maison de maître, lovely garden/orchard (10462 m2), in quiet hamlet close to amenities

EXCLUSIVE



INFORMATION

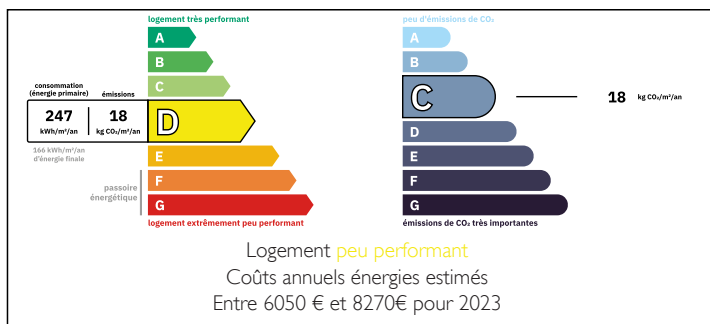
Town:	Auzances
Department:	Creuse
Bed:	5
Bath:	3
Floor:	340 m2
Plot Size:	10462 m2

IN BRIEF

This elegant maison de maître has a rich history and can be traced back to the 15th Century when the Seigneurs de Pasquanet owned the chateau and lands of the hamlet; one of the owners became chaplain to Catherine de Medici, Queen of France. The chateau was destroyed in the Revolution, but the property remained in the hands of Pasquanet family and a maison de maître was rebuilt over the original foundations in around 1830. The property consists of 4 large rooms (incl a bed/bath) on the ground floor and 4 large rooms on the first floor. There is a separate garage and barn, an old chapel (to renovate) and a dovecote. Also a lovely garden and orchard with a well (10462 m2). The property is located in a quiet hamlet, and yet at only 5 km from...



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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: 719 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor:

- Entrance hall with stone staircase to first floor
- Kitchen with stone chimney and wood burner (42 m2)
- Workshop / utility room / storage room
- Bathroom (bath, shower, toilet, sink) (8 m2)
- Bedroom or living room (22.5 m2)
- Painting workshop (40 m2)
- Living room / office room (23 m2)

First floor:

- Landing with storage room
- Bedroom with ensuite bathroom (shower, toilet, sink) (31 m2)
- Bedroom with ensuite children's room and storage space (29 m2 + 7 m2)
- Bedroom with ensuite bathroom (bath/shower, toilet, sink) (36.5 m2)
- Bedroom (31.5 m2)

- Convertible attic with 2 rooms to be renovated

- Cellar / boiler room and sous-sol

Heating: Oil central heating, needs to be renewed, woodburner in the kitchen

Insulation: The windows are double glazed

The property is connected to a septic tank (not 'aux normes')

Outbuildings:

- Garage (5 x 7.6 = 38 m2) with attached barn and stables underneath
- old chapel to renovate in the orchard
- Dovecote (pigeonnier) attached to another property
- Well in the garden