

Renovated 3 bedroom house with balcony, garden (1715 m2) with lovely views, in quiet hamlet close to amenities

EXCLUSIVE



## INFORMATION

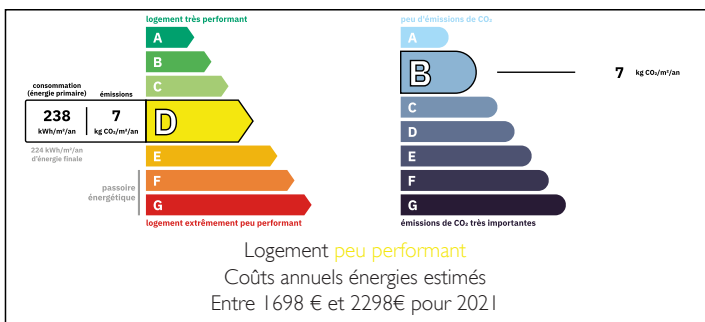
Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	1715 m2

## IN BRIEF

This lovely renovated property has a big and open living space on the ground floor with a newly installed kitchen with access to a lovely balcony, a cozy sitting area with access to a second balcony and an open staircase to the first floor. There is also a shower and toilet on the ground floor. Upstairs is a second bathroom with toilet and 3 good sized bedrooms. At garden level are 3 cellars that are used as workshop, boiler room and storage room. This immediately habitable house is situated in a quiet village, at approx 11 km from lovely market town Auzances with all daily amenities, at approx 40 km from bigger town Montluçon (train station), approx 80 km from Clermont-Ferrand (international airport) and 82 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.



## 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.



## DESCRIPTION

Ground floor:

- Big open living space with equipped kitchen and dining table, sitting area with pellet burner, shower and toilet and open staircase to the first floor (68 m2)

First floor:

- 3 bedrooms (15.5, 14.5, 22.5 m2)
- Bathroom (shower, sink, toilet) (5 m2)

Garden level:

- 3 cellars currently used as utility room, boiler room, workshop, storage space

Heating: Pellet burner (2021)

Insulation: All windows are double glazed, the roof and ceilings are insulated, the kitchen wall is insulated

There is a carport (for 2 cars) attached to the house and a covered seating area in the garden

The house is connected to a septic tank.

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

## LOCAL TAXES

**Taxe foncière: 791 EUR**

**Taxe habitation: EUR**

## NOTES