

Farmhouse to renovate, outbuildings, a second house (ruine), 9031 m2 land, quiet hamlet close to amenities



INFORMATION

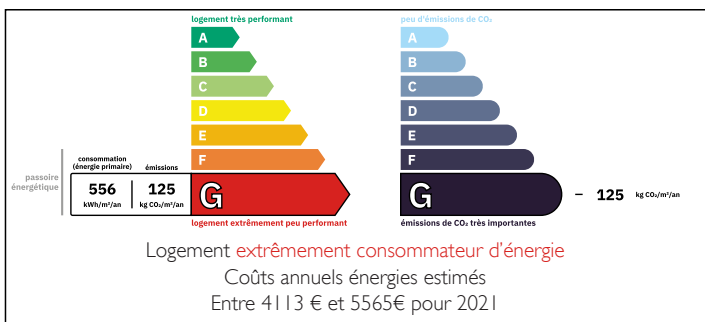
Town:	Auzances
Department:	Creuse
Bed:	4
Bath:	1
Floor:	107.5 m2
Plot Size:	9031 m2

IN BRIEF

This 4 bedroom farmhouse needs a complete renovation including the roof. It has a large hallway, dining room with stone chimney, kitchen, bedroom, a bathroom and a separate toilet on the ground floor and 3 bedrooms and a convertible attic space on the first floor. Attached to the house is a huge barn with stable underneath. There is a second property to renovate (actually a ruin) and several independant outbuildings including a big hangar and a well. There is just under 1 hectare land, mostly adjacent to the property. The property is situated in a quiet hamlet at a few minutes drive from market town Auzances with all daily amenities, at approx 65 km from Clermont-Ferrand (international airport), 122 km from Limoges (international airport) and 73 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse,...



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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.



DESCRIPTION

Ground floor:

- Hallway (10 m²)
- Dining room with stone chimney (20 m²)
- Kitchen (6 m²)
- Room (8 m²)
- Bedroom (11.5 m²)
- Bathroom (9 m²)
- Separate toilet

First floor:

- 3 bedrooms (11.5, 10.5, 7 m²)
- Convertible attic (40 m²)

- Attached barn (approx 142 m²) with stable underneath (approx 120 m²) and a cellar
- Hangar open on all sides with a metal frame
- Former pigsty in the courtyard
- Former detached sheepfold
- Well in the courtyard

Second property in very bad condition (ruin) with several outbuildings in bad condition and a well.

LOCAL TAXES

Taxe foncière: 415 EUR

Taxe habitation: EUR

NOTES

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