

Lovely 4 bedroom riverside house, outbuilding, second house to renovate, garden (1986 m2), no close neighbors



## INFORMATION

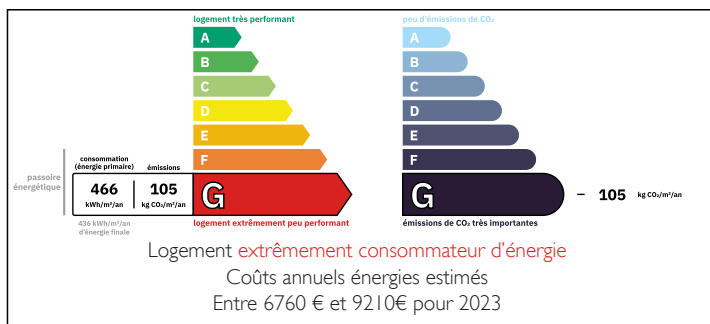
Town:	Auzances
Department:	Creuse
Bed:	4
Bath:	1
Floor:	145 m2
Plot Size:	1986 m2



## IN BRIEF

This lovely 4/5 bedroom house with a big attached garden (1361 m2) and an outbuilding is situated in a quiet hamlet without any close neighbors and next to a stream. Across the road is a second little house to renovate with an attached garage, an outbuilding and a garden (625 m2). It will be sold furnished. This lovely property is situated in a quiet hamlet at only 5 minutes drive to the first daily amenities, at approx 16 km to lovely market town Auzances with all daily amenities, approx 27 km to 'tapestry town' Aubusson, 66 km to Clermont-Ferrand (international airport), 115 km to Limoges (international airport) and 68 km to 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

Main house

Ground floor:

- Entrance hall with stairs to the first floor:
- Dining room with chimney and open fire with ventilation (28.5 m<sup>2</sup>)
- Kitchen with access to the garden (16 m<sup>2</sup>)
- Separate toilet
- Boiler room
- Living room / bedroom / office room (15 m<sup>2</sup>)

First floor:

- Landing with cupboard
- 4 bedrooms (17, 15, 14, 12.5 m<sup>2</sup>)
- bathroom (shower, bath, sink) (10 m<sup>2</sup>)
- Separate toilet
- Convertible attic

There is oil central heating and an open fire in the dining room, there is mains water and electricity, the house is connected to a septic tank (not 'aux normes'), the roof of the house has been renovated in November 2024

Outbuilding:

- Stone outbuilding with 2 stables, an attic and an attached hangar

Second house (to renovate):

Ground floor:

- Living space with stone chimney and stairs to first floor (36 m<sup>2</sup>)

First floor:

- Room (23 m<sup>2</sup>)

Attic (non convertible)

There is no heating, the house is connected to electricity from the main house, there is no mains water but possible to get water connection, the house is not connected to a septic tank, the roof has been renewed (one part) and renovated (the other

## LOCAL TAXES

Taxe habitation: EUR

## NOTES