

Lovely 2 bedroom farmhouse to renovate, land, nice views, quiet hamlet, no traffic, close to amenities

EXCLUSIVE



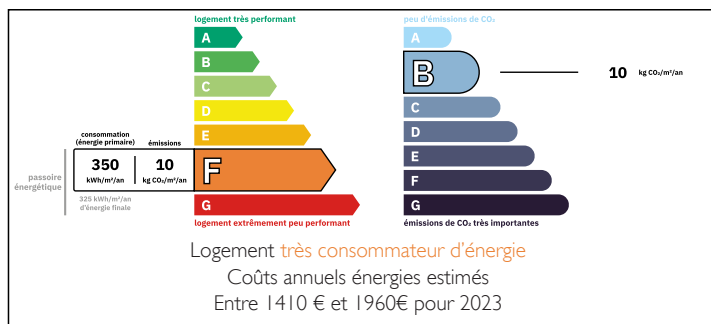
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	1814 m2

IN BRIEF

This lovely detached 2 bedroom farmhouse is situated at the end of a quiet road with only one other property and no traffic. The house has an attached barn with several stables underneath and a vaulted cellar. The property is surrounded by a nice piece of land of 1814 m2 with lovely views. The house is connected to mains electricity. The water for the shower and toilet comes from the well at the rear of the property, but it is easy to get the house connected to mains water. The property is situated in a quiet little hamlet at approx 5 km from lovely market town Auzances with all daily amenities, at approx 50 km from Montluçon (train station), 70 km from Clermont Ferrand (international airport), 116 km from Limoges (international airport) and 80 km from Mont Dore...

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:

- Dining/kitchen with woodburner (installed in 2019) that heats 4 radiators upstairs (21.6 m2)
- Living room (13 m2)
- Utility room (6 m2)
- Storage room (7.7 m2)
- Storage room (4.7 m2)

First floor:

- Bedroom (10.5 m2)
- Bedroom (10.5 m2)
- Bathroom (toilet, shower, sink) (10 m2)
- Room with access to the attic (17 m2)

- Attic room to convert (14.4 m2)

Heating: Wood central heating

Insulation: The windows are single glazed, a few walls are insulated

The house is connected to a septic tank (installed in 2005)

Outbuildings:

- Attached barn (85 m2) with stable and cellars underneath
- Well at the rear of the property with underground pipe to the bathroom

LOCAL TAXES

Taxe habitation: EUR

NOTES

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