

Lovely farmhouse to renovate, attached garage and garden (785 m2), quiet hamlet location close to amenities

EXCLUSIVE



## INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	2
Bath:	1
Floor:	125 m2
Plot Size:	1600 m2

## IN BRIEF

This attractive farmhouse has beautiful large rooms in which authentic elements such as the beamed ceilings and the natural stone fireplace have been preserved. The house offers space to create more habitable and there is a nice attached garage/workshop of 36 m2. There is a lovely attached garden (785 m2) with two outbuildings and a well, and a little further in the hamlet is another plot of land (815 m2), actually overgrown. The property is situated in a quiet hamlet at approx 10 km of lovely markettown Auzances with all daily amenities, at approx 50 km from Montluçon (nearest train station), approx 60 km from Clermont-Ferrand (international airport), approx 160 km from Limoges (international airport) and approx 70 km from Mont Dore (ski slopes, Puy de Dôme). In the Creuse, Limousin.



## ENERGY - DPE

DPE not required.

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:

- Living room with stone chimney and wood burner, door to garden (27 m2)
- Kitchen with stairs to the first floor and door to the garden (31 m2)
- Room with access to toilet, bathroom and stairs to the first floor (7.5 m2)
- Separate toilet
- Bathroom (bath, sink) (8.5 m2)

First floor:

- 2 bedrooms (16.5, 28.5 m2)
- convertible room with access to attic above the garage (31.5 m2)

Heating: wood burner in living room

Insulation: The property is not insulated

The house is connected to a septic tank

Outbuildings:

- Attached garage / workshop (36 m2)
- Little stone outbuilding opposite the house
- Hangar for storage

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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