

Lovely 3 beds house to renovate with garden and outbuildings, in a quiet village close to daily amenities

EXCLUSIVE



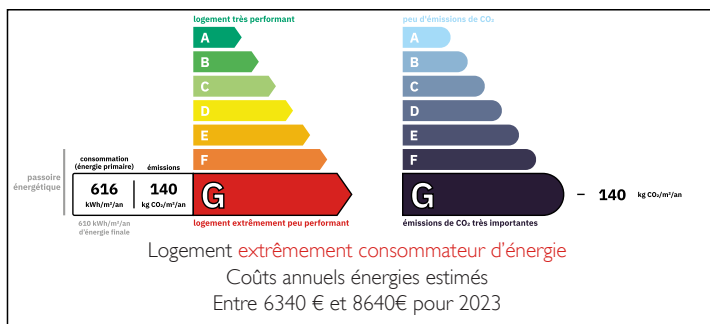
## INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	707 m2

## IN BRIEF

This lovely stone property to renovate inside has a big living area (36.5 m2) with a natural stone chimney and open fire on the ground floor and another big living area (32.5 m2) with a woodburner on the first floor. The property has a small garden at the back and a bigger garden of 537 m2 with a few small outbuildings just around the corner. The property is situated in a lovely and quiet little village at approx 16 km from market town Auzances with all daily amenities, 21 km from a little bigger 'tapestry town' Aubusson, 66 km from Clermont-Ferrand (international airport), 109 km from Limoges (international airport) and approx 67 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:

- Living room with stone chimney and open fire, stairs to the first floor (36.5 m2)
- Kitchen (4.5 m2)
- Utility room (7 m2)
- Boiler room / wood storage

First floor:

- Living room with wood burner (32.5 m2)
- Bedroom with chimney (19 m2)
- Bathroom (shower, sink) (3.6 m2)
- Separate toilet

Second floor:

- Bedroom with velux window (7.5 m2)
- Bedroom with velux window (7.5 m2)
- Toilet + sink (2.8 m2)
- Little room
- Attic space (14.5 m2)

Heating: Oil central heating (unclear whether it still works properly) + woodburner

Insulation: The roof is insulated but other than that the property is not insulated and the windows are single glazed

The house is connected to a septic tank (not 'aux normes')

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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: **676 EUR**

Taxe habitation: **EUR**

## NOTES