

Lovely 2 bedroom town house with garden and outbuilding, walking distance to shops



INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	203 m2

IN BRIEF

This lovely 2 bedroom house needs to be refreshed but is immediately habitable. It has a long corridor to the garden at the back with the afternoon and evening sun, a kitchen and dining room on the ground floor, and 2 bedrooms and a bathroom with toilet on the first floor. Opposite the house is a lovely outbuilding (workshop/storage space) with a room and an attic above and an attached outside toilet. The property is situated in a quiet lane, without passing traffic, at walking distance to the centre of a lovely little market town with all daily amenities, shops, restaurants, etc., at approx 44 km from bigger town Montluçon (nearest train station), 67 km from Clermont-Ferrand (international airport), 156 from Limoges (international airport) and 73 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:

- Corridor (9.5 m²) with access to the cellar
- Kitchen with stove (wood and coal) + utility room (22 m²)
- Dining / living room with wood burner (13.5 m²)

First floor:

- Bedroom with a sink (19 m²)
- Bedroom (17 m²)
- Bathroom (shower, sink, toilet) (5.5 m²)

- Attic above with electric warm water tank
- Cellar under a part of the house

Garden at the back of the house

Outbuilding at the front of the house (10.5 m²) with a room and attic above and an attached outside toilet

Heating: The woodstove in the kitchen (wood and coal) heats the ground floor, but as a central heating function it doesn't work at the moment (installation / radiators are in place), there is town gaz heating available (not connected at the moment), there is a woodburner in the dining room

Insulation: The property is not insulated and the windows are single glazed

The property is connected to mains drainage.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES