

Lovely farmhouse to renovate with outbuildings and over 30 hectares land (partly rented), secluded position



INFORMATION

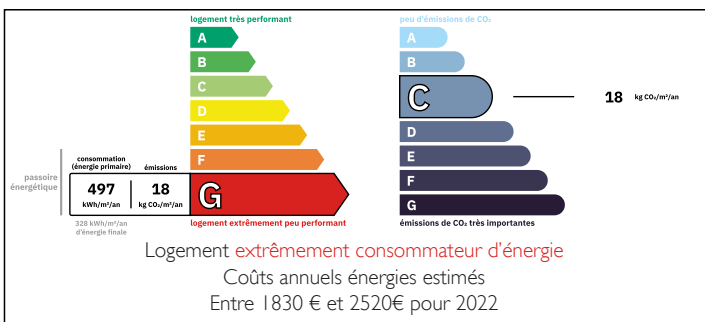
Town:	Auzances
Department:	Creuse
Bed:	1
Bath:	1
Floor:	48 m2
Plot Size:	316299 m2



IN BRIEF

This lovely semi detached farmhouse is immediately habitable but needs to be renovated. It has over 30 hectares attached land: approx 13 hectares are rented to farmers, approx 12 hectares is woodland and approx 4 hectares are pasture. It will take approx 40 minutes to walk around the property. There are 2 water wells that could be connected to the house if desired, and several water streams and sources on the land. There is a big barn with stable underneath next to the property and there are a few other outbuildings like a big hangar for storage. The property has a secluded position, with beautiful views everywhere, at approx 10 km from Auzances, a lovely market town with all daily amenities, at approx 65 km from Clermont-Ferrand (international airport), approx 130 km from Limoges (international airport) and at...

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:

- Entrance hall leading to the stairs to the first floor and the bread oven (7 m²)
- Kitchen / dining room with stone chimney and woodburner (19 m²)
- Living room (11 m²)
- hallway with electric warm water heater and access to the toilet and bathroom (5 m²)
- Separate toilet
- Bathroom (shower, sink, washing machine) (4 m²)
- Bread oven / workshop

First floor:

- Bedroom (14 m²)
- Room (8.5 m²)
- Room to renovate (25 m²)

Heating:

Woodburner in the kitchen and electric radiators in the living room and bathroom

Insulation: Double glazed windows on ground floor

Outbuildings:

- Workshop with woodburner attached to the house (22.5 m²)
- Barn (120 m²), stable underneath (80 m²)
- Hangar for storage (100 m²)

LOCAL TAXES

Taxe foncière: **607 EUR**

Taxe habitation: **EUR**

NOTES

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