

Lovely 3 bedroom house, huge outbuildings, 5 hectares land, secluded position, nice views, close to amenities



INFORMATION

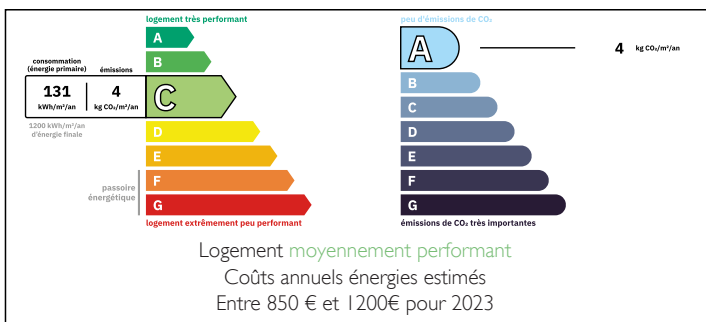
Town:	Auzances
Department:	Creuse
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	50918 m2



IN BRIEF

This lovely house has been renovated and is immediately habitable. It actually has a big living space of approx 40 m2, with a kitchenette, 3 good sized bedrooms and a utility room, toilet and shower room, all on the ground floor. The attic has been insulated and could easily be transformed in additional living space if desired. There is a huge barn of 400 m2 on 2 levels, and 2 other outbuildings. The property with over 5 hectares attached land and 2 water sources is situated in an idyllic river valley, very quiet and secluded, at approx 12 km from both Auzances and Evaux les Bains, lovely little towns with all daily amenities, at approx 40 km from Montluçon (nearest train station), approx 75 km from Clermont-Ferrand, approx 150 km from Limoges (both international airports) and at...

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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.



LOCAL TAXES

Taxe foncière: 600 EUR

NOTES

DESCRIPTION

Ground floor:

- Living space with wood burner and kitchenette (40 m2)
- 3 bedrooms (14.5, 14.5, 12.5 m2)
- Shower room, separate toilet, utility room (14.5 m2)

- Convertible attic above (2 rooms, approx 106 m2 in total)

- Cellar underneath a part of the house

- Attached barn with boiler room (heat pump) and a second utility room

Heating: Heat pump (2019) and woodburner

Insulation: The windows are double glazed and the attic and outside walls are insulated

The property is connected to a septic tank (not conforming)

Outbuildings:

- Huge natural stone barn with stables underneath (approx 433 m2 x 2)
- Barn in concrete blocks (approx 160 m2)
- Barn + hangar (approx 52 + 46 m2)

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