

Stunning 4 bed, 2 bath property, 3 hectares, lake, outbuildings, secluded position no neighbours, no traffic

EXCLUSIVE



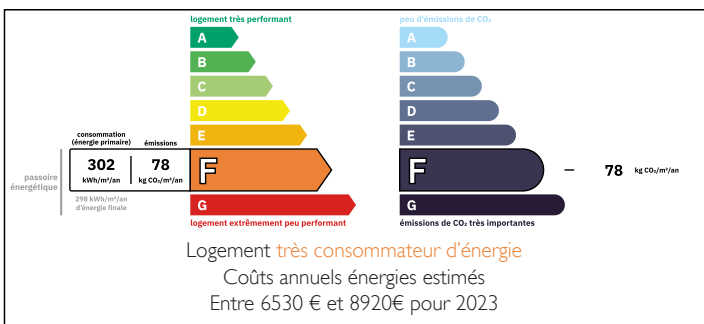
INFORMATION

Town:	Auzances
Department:	Creuse
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	30129 m2

IN BRIEF

This lovely maison de maître on a large former mill property with 4 bedrooms and 2 bathrooms has been renovated to a high standard and is immediately habitable. It contains a lovely kitchen/dining area with a spacious veranda with underfloor heating with access to the garden at the back of the house, a cozy living room, an office room, and a nicely converted multifunctional attic. Part of the property, next to the house, is a lovely big lake with fish of over 1.5 hectares. There are several outbuildings and the total plot size of the property is over 3 hectares including approx 2000 m2 of woodland. The property is situated in a very quiet hamlet without any neighbours nor any traffic, at approx 7 km from lovely market town Auzances with all daily amenities, 28 km from 'tapestry...

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 (14 m²)
- Kitchen/ dining room with cuisinière (33.5 m²)
- Living room with woodburner (20.5 m²)
- Office room (6.5 m²)
- Conservatory (33 m²)
- Utility room with toilet (5 m²)
- Workshop / boiler room (32 m²) with attic

First floor:

- Bedroom (14.5 m²)
- Bedroom (19.5 m²)
- Bedroom (19.5 m²) + bathroom (shower, toilet, sink) (8 m²)
- Bathroom (bath/shower, sink, toilet) (5.75 m²)

- Converted attic (bedroom) (45 m²)

- Vaulted cellar with oil tank

Heating: Oil central heating + woodburner + cuisinière

Insulation: The windows are double glazed, the attic is insulated

Outside:

Outbuildings:

- Separate barn (100 m²) with stable underneath and attached pigsty
- Separate stone outbuilding with two garages, and attached a hangar, a wood shed, a storage shed with first floor
- Two stone outbuildings

Garden / meadow (approx 8000 m²) / woodland (approx 2000 m²) / lake (approx 1.5 hectares)

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: **1369 EUR**

NOTES