

Beautiful modern 5-bedroom family home, garage, and a heated pool on a plot of 3700m2.

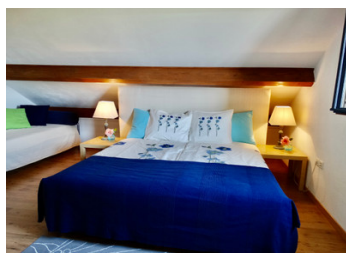
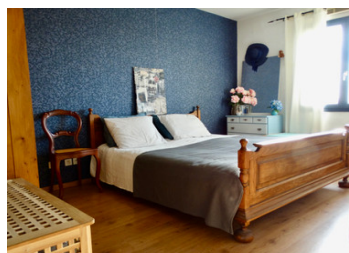
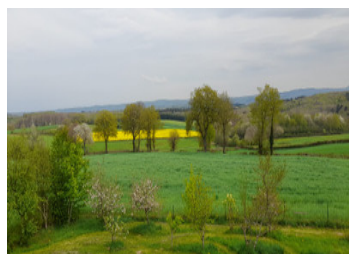


## INFORMATION

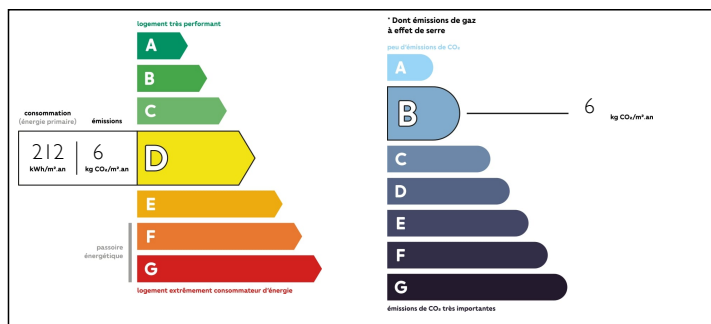
Town:	Teilhet
Department:	Puy-de-Dôme
Bed:	5
Bath:	2
Floor:	240 m2
Plot Size:	3776 m2

## IN BRIEF

This beautiful single-storey house is ready to move into and has stunning views and a heated pool. It comprises a large living room (42m) with French doors to the terrace, 2 bedrooms and a third room that can be used as an office or bedroom, a bathroom, a kitchen with French doors to the terrace. Below the main living area is a large garage with a separate utility room, a workshop and separate wood storage/storage room. The upper floor is currently arranged as a gite/apartment, with 2 bedrooms, a kitchen, a bathroom with shower and toilet and a sitting/dining room. This part can be completely closed off from the rest of the house and can be used for rental purposes. Surrounding the house is a beautiful garden (3700 m2) with fruit trees and lawns, a separate garage and the swimming pool with terrace.



## 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.



## LOCAL TAXES

Taxe foncière: 969 EUR

## NOTES

## DESCRIPTION

This beautiful single-storey house is immediately habitable, has beautiful views and a heated pool.

It comprises a large living room (42m) with French doors to the terrace, 2 bedrooms both with fitted wardrobes and a third room that can serve as an office or bedroom. a bathroom with double washbasin, shower and toilet and in the hallway another separate toilet and a storage room. The corner kitchen also has French doors to the terrace. Below the main living area is a large garage with separate laundry room, workshop/workroom and separate wood storage/storage room.

The upper floor is currently arranged as a gite/apartment, with 2 bedrooms, kitchen, bathroom with double sink, shower and toilet and living/dining room. This part can be completely closed off from the rest of the house and can therefore serve as a great rental.

The living room is heated with a wood-burning stove, the rest of the house is heated with electric heaters. It is well insulated and all windows have double glazing and electric shutters.

Around the house is a beautiful garden (3700 m2) with fruit trees and lawns, a separate garage and the swimming pool with surrounding terrace and pool house. There you can also enjoy the beautiful views.

The town of Saint Eloy les Mines is 7 km away and has all amenities, Medical centre, bakers, butcher, supermarkets and restaurants and schools.

The property is located in the Combraille, an area known for its rugged nature, white-water rivers, lakes and picturesque villages.

Living...