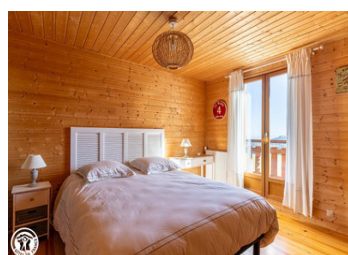
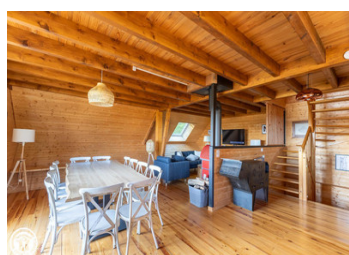


EXCEPTIONAL CHALET IN BESSE – MOUNTAIN VIEWS – SLEEPS 13 – EXCELLENT RENTAL INCOME



INFORMATION

Town:	Besse-et-Saint-Anastaise
Department:	Puy-de-Dôme
Bed:	5
Bath:	2
Floor:	205 m ²
Plot Size:	714 m ²



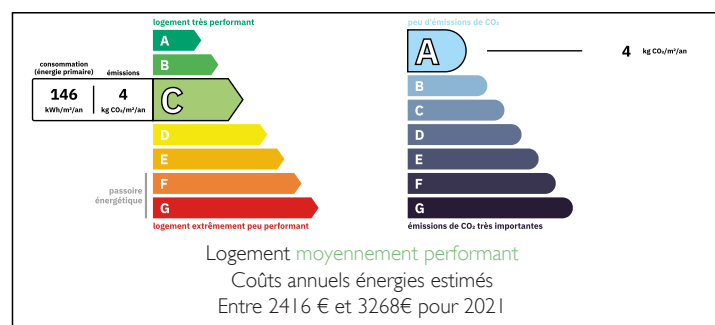
IN BRIEF

A rare property in the area, combining charm, modern comfort and immediate rental profitability.

Located in a privileged setting, just 5 minutes from the Super Besse resort and 500 metres from the cross-country ski slopes, this magnificent chalet offering 205 m² of living space provides a warm and inviting atmosphere combining comfort, authenticity, and excellent rental income potential.

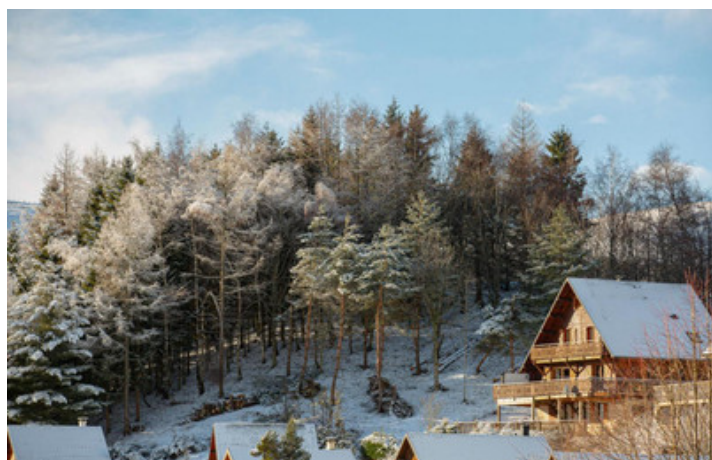
Built on a 714 m² plot, this fully furnished property is sold with no work required and will appeal both to large families and investors looking for a turnkey business already operating successfully.

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

A warm and fully equipped chalet

Sleeping capacity for up to 13 guests

5 bedrooms • 2 bathrooms/shower rooms • spacious living areas

From the entrance, a practical ski room allows you to store skis and equipment after a day in the mountains.

Ground floor

- one bedroom with a double bed and a single bed,
- a large shower room with double sink and WC,
- a utility room with washing machine and tumble dryer.

First floor

You will discover a magnificent light-filled living area featuring:

- a fully equipped open-plan kitchen with central island,
- pantry/storage room,
- cosy lounge area with Godin wood-burning stove,
- direct access to a large east-facing terrace,
- jacuzzi, dining area and plancha grill,
- breathtaking panoramic mountain views.

Second floor

- 3 comfortable bedrooms,
- balcony access and mountain views,
- a spacious bathroom with shower, bathtub and double sink,
- separate WC.

Top floor

- a superb master suite,
- a bright open space thanks to dual East/South exposure.

Quality features

- chalet sold fully furnished,
- no work required,

LOCAL TAXES

Taxe foncière:

1413 EUR

NOTES