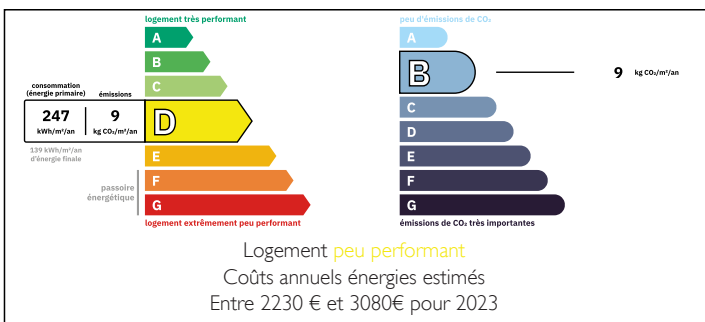


In Montseveroux, 5 minutes from shops: a quiet 2.8-hectare property with a swimming pool and panoramic views.



ENERGY - DPE



INFORMATION

Town:	Montseveroux
Department:	Isère
Bed:	3
Bath:	2
Floor:	114 m²
Plot Size:	28000 m²

IN BRIEF

Some properties are chosen as much for their surroundings as for the house itself. Located in Montseveroux, amidst a pristine natural setting, this property offers a rare privilege: 2.8 hectares of land, panoramic views, and total privacy all while remaining just five minutes from local shops. The 114 m² home offers a warm atmosphere, featuring three bedrooms, a spacious main living area, and a separate sitting room that could easily serve as a fourth bedroom. Salernes stone flooring, solid wood parquet, a wood-burning stove, and reversible air conditioning create an interior that is both comfortable and authentic.

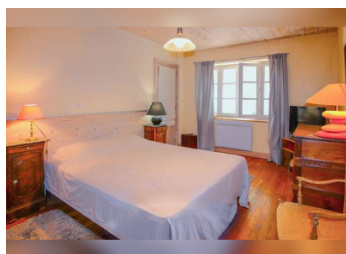
Outside, life takes on a new dimension: a large 10 x 5m swimming pool, lpe wood decking, a pétanque court, fruit trees, and vast open spaces overlooking the countryside.

South- and west-facing wooden terraces allow you to make the most of the day.

It...

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

Fully enclosed property (wire fencing and natural hedges)

Automatic gate with remote control

Landscaped, wooded grounds featuring a pétanque court

Gently sloping, fully usable land

Swimming pool (10 x 5 m; depth 1.20–1.80 m; with steps)

Pool equipped with chlorine filtration system and automatic cleaner

Covered pool with sliding panels

Interior pool lighting

Lpe wood pool deck with solar shower

Two lpe wood terraces (south and west facing) with electric awnings

Garden lighting (solar spotlights)

Exterior house lighting

37 m² garage with remote control and garden access door

Private sanitation system (inspected October 2026)

Solar panels (25 m²; powering the water heater and pool pump)

Louvered shutters on the upper floor

Very large plot (2.8 hectares)

Wooded grounds (variety of fruit trees: apple, Mirabelle plum, fig, pear, walnut, and plum)

Additional 25 m² metal-clad garage on a concrete slab

Children's play set with swing and climbing ropes

Automatic lighting at the property entrance

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

NOTES