LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48151DVI38 Price: 630 000 EUR

agency fees to be paid by the seller

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







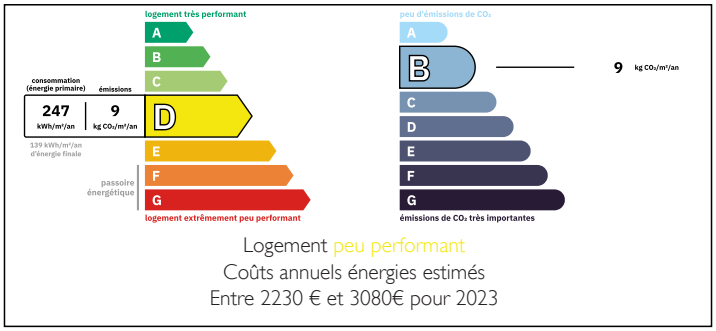








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2230 € et 3080€ pour 2023

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, Ipe 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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48151DVI38 Price: 630 000 EUR

agency fees to be paid by the seller







NOTES

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
Ipe wood pool deck with solar shower
Two Ipe 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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr