

## Beautiful 5-Bedroom Villa with Panoramic Views, Heated Pool, and Independent Apartment



## INFORMATION

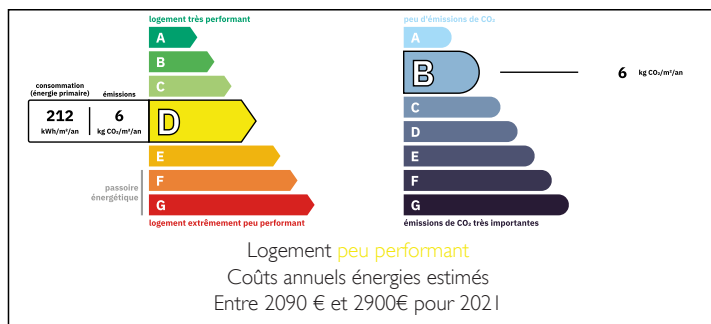
Town:	Teilhet
Department:	Puy-de-Dôme
Bed:	5
Bath:	2
Floor:	240 m2
Plot Size:	3776 m2



## IN BRIEF

Located in a peaceful setting with exceptional views of the Chaîne de Puys and surrounded hills, this villa, built in 2008, is immediately habitable and offers numerous possibilities, especially with its independent guest apartment, its heated pool and garage.

## 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**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### Ground Floor:

The main, single-storey house includes:

- A spacious and bright living room (42 m<sup>2</sup>) with office area and direct access to the terrace
- A large, fully equipped kitchen (18 m<sup>2</sup>), also with access to the terrace
- Two bedrooms (15 m<sup>2</sup> and 12 m<sup>2</sup>)
- An office (8 m<sup>2</sup>), which can serve as a third bedroom
- A bathroom (12 m<sup>2</sup>) with shower, washbasin, and toilet
- Separate WC

### Upper Floor / Guest Apartment:

The upper level, with its own private entrance and garden, is set up as an 85 m<sup>2</sup> apartment/gîte and includes:

- A living room with a sleeping area
- A kitchen with dining space
- Two bedrooms, one of which includes a washbasin
- A bathroom with jet shower, double washbasin, and toilet
- This space can function entirely independently, making it ideal for holiday rentals or guest accommodation.

### Basement:

Accessible from inside the house, the basement features:

- A large garage (38 m<sup>2</sup>)
- A separate laundry room (19 m<sup>2</sup>)
- A spacious workshop (50 m<sup>2</sup>), ideal for hobbies or DIY projects
- An additional storage room

### Outdoor Features:

- Landscaped and tree-lined grounds of 3,776 m<sup>2</sup>, with fruit trees, lawns, and a vegetable garden
- Heated swimming pool (10 x 4 meters) with surrounding terrace
- Separate garage (21 m<sup>2</sup>), suitable for a caravan or campervan
- Large covered terrace on the side of the house