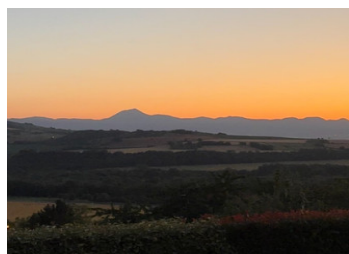
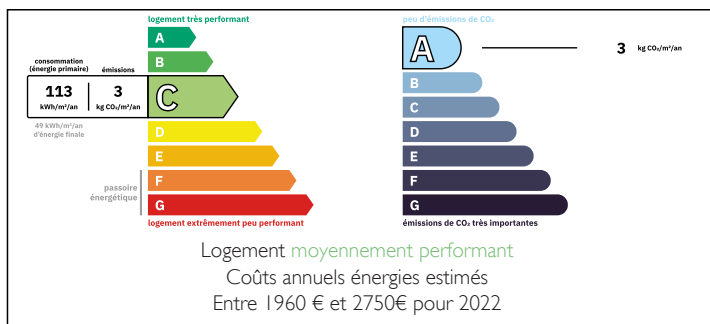


A Haven of Light Facing the Chaîne des Puys

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Mur-sur-Allier
Department:	Puy-de-Dôme
Bed:	6
Bath:	3
Floor:	228 m²
Plot Size:	853 m²

IN BRIEF

Set in a peaceful location with stunning views of the Chaîne des Puys, this 240 m² contemporary home offers a bright, spacious, and private living environment. It features a 60 m² open-plan living room with modern kitchen, back kitchen and laundry room, 5 bedrooms including 2 master suites, 3 bathrooms, 2 toilets, and a versatile 50 m² bonus room with private access — ideal for an office, studio, or playroom. Low-maintenance landscaped garden, large terrace with covered lounge area, and a shed ready for pool equipment. Garage, 3 parking spaces (one covered), and plenty of storage. Close to shops, schools, train station, and hiking trails. The perfect balance between nature and convenience, just minutes from Clermont-Ferrand, Courmon, and Pont-du-Château.

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 Haven of Light Facing the Chaîne des Puys
228 m² of Comfort and Serenity, Between City and Nature

Nestled in a peaceful, private setting with no overlooking neighbors, this contemporary home offers a daily spectacle: breathtaking views of the Auvergne volcanoes. Bathed in natural light, it blends elegance, simplicity, and modern living. Every space has been designed for exceptional quality of life — without compromise.

To explore:

A vast 60 m² living area, warm and open, featuring a modern fully-equipped kitchen, extended by a back kitchen and discreet laundry room. The heart of the home is ideal for entertaining with ease and flow.

To live in:

5 bright and spacious bedrooms (ranging from 12 to 30 m²), including two master suites. A 15 m² service entrance offers complete flexibility: sixth bedroom, home office, walk-in closet — the choice is yours.

For everyday comfort: 3 bathrooms, 2 toilets, and a 50 m² bonus room with private access — perfect for a professional workspace, game room, studio, or reception area.

To enjoy every day:

A low-maintenance landscaped garden. A generous terrace including a cozy covered lounge area, ideal for summer meals. A garden shed already prepared to house a pool's technical equipment — should you choose to install one.

Practical highlights:

Garage, 3 parking spaces (including one covered), plenty of storage. Schools, shops, and train station just minutes away. Immediate access to hiking trails for your nature escapes.

A rare balance of city and countryside living, just a short drive from Clermont-Ferrand, Courmon, and

LOCAL TAXES

Taxe foncière: 1998 EUR

Taxe habitation: EUR

NOTES