

250 m Family Home with Stunning Views of the Chaîne des Puys – 15 Minutes from the A89



INFORMATION

Town:	Vollore-Ville
Department:	Puy-de-Dôme
Bed:	8
Bath:	1
Floor:	251.72 m2
Plot Size:	10270 m2

IN BRIEF

Spacious 251 m² Family Home for Sale with Stunning Views of the Chaîne des Puys

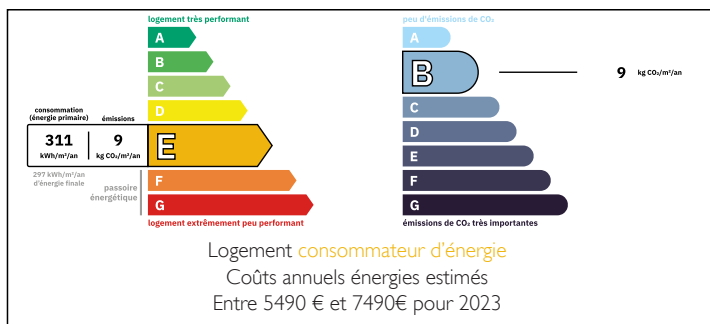
Located just 15 minutes from the A89 motorway, this rare property sits on over one hectare of fully enclosed land. It offers 11 rooms, including 5 to 6 bedrooms, 2 offices, a library, a cozy living room with fireplace, a separate kitchen, and two convertible attics — ideal for a large family or a guest house project.

Additional features include 3 garages, 2 cellars, and a newly installed, energy-efficient pellet boiler. The home is set in a peaceful, secure environment, close to local shops and schools.

Only 45 minutes from Clermont-Ferrand and 1 hour 30 from Lyon.



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: 1446 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Character Property with Exceptional Views – Over One Hectare of Land, 15 Minutes from the A89

Nestled on over one hectare of fully enclosed land, this spacious character home will charm you with its absolute tranquillity, generous volumes, and rare potential.

Offering 11 rooms across 251 m² of living space, the property allows for a wide range of layout possibilities:

- Separate kitchen
- Inviting living room with fireplace
- 5 to 6 bedrooms, including 3 with balconies
- 2 offices and a bright library
- Two easily convertible attics (with the option of a separate entrance) open up further possibilities for expansion or the creation of an independent living space – ideal for a bed and breakfast, gîte, or guest accommodation.

Additional features include 3 garages, 2 cellars, and plenty of storage throughout the home.

Key highlights:

- Panoramic views of the mountains
- Expansive grounds with multiple potential uses – vegetable garden, outdoor leisure areas, and more
- Energy-efficient heating via a new pellet boiler
- Cozy fireplace for relaxing evenings
- Quiet, secure environment
- Shops and schools within 1 km

Strategic location:

- 45 minutes from Clermont-Ferrand
- 1 hour 30 from Lyon
- 15 minutes from the A89 motorway

A rare opportunity offering multiple possibilities: a large family home, holiday retreat, or tourism-related