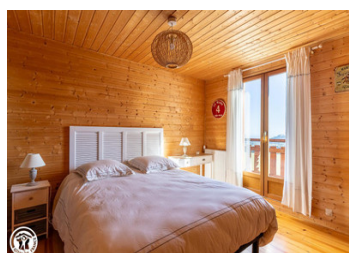
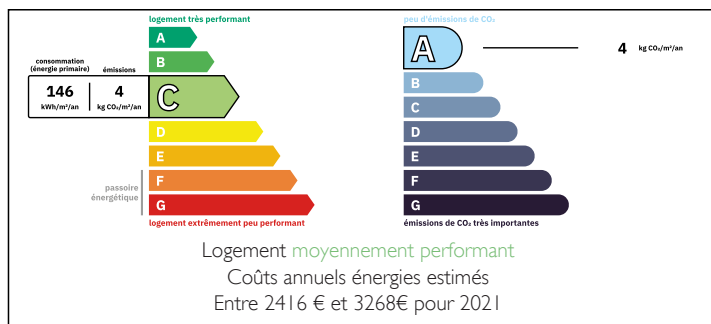


EXCEPTIONAL CHALET IN BESSE – PANORAMIC MOUNTAIN VIEWS – JACUZZI – SLEEPS 13 – INVESTMENT OPPORTUNITY



ENERGY - DPE



INFORMATION

Town:	Besse-et-Saint-Anastaise
Department:	Puy-de-Dôme
Bed:	5
Bath:	2
Floor:	205 m2
Plot Size:	714 m2

IN BRIEF

Just 5 minutes from the Super Besse ski resort and 500 metres from the cross-country ski trails, this superb fully furnished chalet offers breathtaking mountain views and accommodates up to 13 guests. Spread over four levels, it features five bedrooms, spacious living areas, a fully equipped open-plan kitchen, a Godin wood-burning stove, a large terrace with a jacuzzi, outdoor dining area and plancha grill, as well as a stunning master suite.

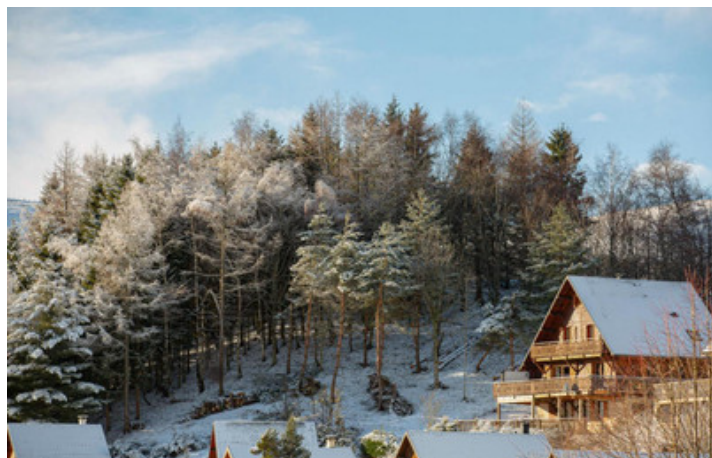
No renovation work is required, and the property benefits from a brand-new pellet boiler, air conditioning on the upper floors and private parking for three vehicles.

Currently operated as a successful seasonal holiday rental (4 épis Gîtes de France, 5/5 guest rating), it generates an annual turnover of approximately €55,000.

Available as a traditional property purchase or

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

Nestled in a privileged setting just 5 minutes from the Super Besse ski resort and only 500 metres from the cross-country ski trails, this superb fully furnished chalet perfectly combines comfort, authenticity and investment potential.

Accommodating up to 13 guests, it will appeal equally to mountain lovers seeking an exceptional retreat and investors looking for a turnkey rental opportunity.

Bathed in natural light, the spacious living area is the heart of the chalet, featuring a fully equipped open-plan kitchen, a cosy lounge area with a Godin wood-burning stove, and direct access to a large terrace boasting breathtaking panoramic mountain views. A jacuzzi, outdoor dining area and plancha grill complete this exceptional space.

Spread over four levels, the chalet offers five comfortable bedrooms, two bathrooms/shower rooms, ample storage space and a utility room. The superb master suite on the top floor enjoys a dual East/South aspect, flooding the space with natural light throughout the day.

Property Highlights:

- Sleeps up to 13 guests,
- Sold fully furnished,
- No renovation work required,
- Brand-new pellet boiler heating system,
- Air conditioning on the upper floors,
- Private parking for three vehicles.

A Turnkey Investment Opportunity with Excellent Potential

Currently operated exclusively as a seasonal holiday rental, the chalet enjoys an outstanding reputation among its guests:

- Rated 4 épis by Gîtes de France,

LOCAL TAXES

Taxe foncière: 1413 EUR

NOTES