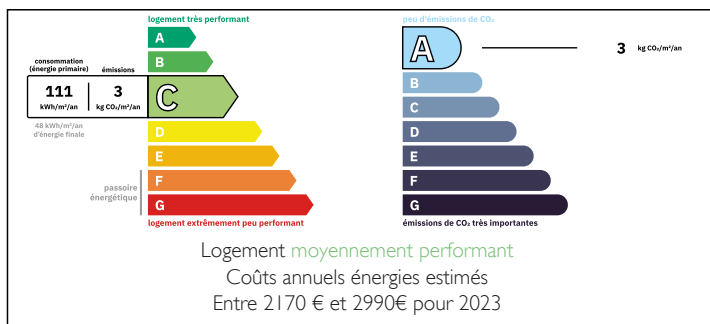


Beautiful 257.86 sqm family home in Orléat



ENERGY - DPE



INFORMATION

Town:	Orléat
Department:	Puy-de-Dôme
Bed:	5
Bath:	3
Floor:	257 m2
Plot Size:	2830 m2

IN BRIEF

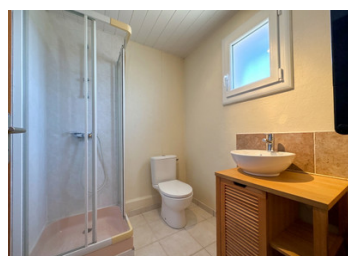
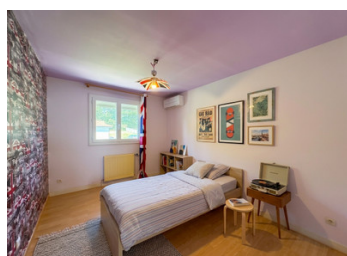
Discover this spacious 257 sqm family home located in Orléat, set within a fully enclosed and beautifully landscaped 2,832 sqm plot. Built in 1997 and meticulously maintained, it offers a peaceful and comfortable living environment with a range of outdoor features including terraces, a vegetable garden, orchard, pétanque court, a Canadian hot tub with LED therapy, a semi-inground swimming pool area, a pizza oven and a garden shed.

The property offers a large 60 sqm living area, a fully equipped kitchen, a conservatory, five bedrooms including one with a dressing room, several shower rooms, a utility room, as well as a large semi-basement area comprising a workshop, storage spaces and a versatile 60 sqm room ideal for a games room, home gym or cinema room.

Combining comfort and energy efficiency, the home benefits from solar panels, solar-powered roller

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: 2278 EUR

NOTES

DESCRIPTION

This spacious 257.86 sqm family home, spread over three levels, offers a comfortable living environment set within a large 2,832 sqm plot in Orléat.

The fully enclosed grounds feature beautifully landscaped areas with mature flower beds, including two terraces, a vegetable garden, an orchard, a pétanque court, a Canadian hot tub with LED therapy, and a dedicated semi-inground swimming pool area with a garden shed, pizza oven, pool cleaning robot included with the property, and a solar shower ready to be installed.

Built in 1997 and well maintained, the ground floor comprises a fully equipped kitchen, a conservatory, a spacious living area of approximately 60 sqm, two bedrooms including one with a dressing room, a large shower room with heated towel rail and integrated sound system, separate WC, and a utility room.

Upstairs, the property offers two additional bedrooms and a smaller shower room. The house features a total of five bedrooms, providing numerous possibilities for a large family, a home office, or dedicated leisure spaces.

On the lower level, a large semi-basement area further enhances the comfort of the home. It includes a workshop with workbench, two storage rooms, and a spacious 60 sqm room that could easily be converted into a gym, games room, or home cinema, along with an adjoining small bedroom featuring a large bay window and a shower room.

With an environmentally conscious approach, the property benefits from photovoltaic solar panels, solar-powered roller shutters, and excellent insulation.

This unique home offers a peaceful lifestyle while...