

Exceptional 6 bedroom Villa, private, with large garden, swimming pool and panoramic views over the town.



INFORMATION

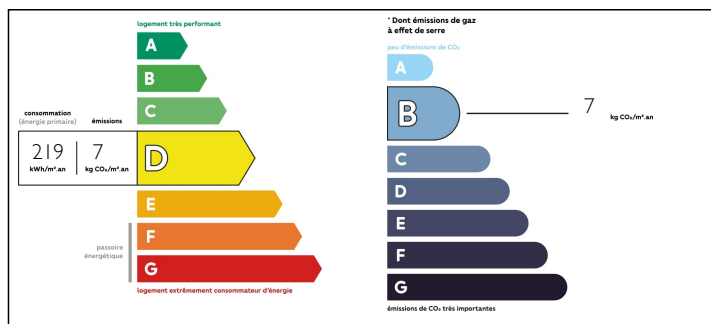
Town:	Montluçon
Department:	Allier
Bed:	6
Bath:	2
Floor:	280.3 m2
Plot Size:	3590 m2

IN BRIEF

Located in the beautiful and historic town of Montluçon, within walking distance of amenities, this property offers an exceptional blend of city living and countryside calm, not overlooked by neighbours. The town of Montluçon offers many amenities, from schools, hospitals and supermarkets, to restaurants, parks, cinema etc. Within 500m from the property you will find schools for all ages, pre-school, primary, secondary and higher education. There is also a bus stop 300m from the house which runs regularly throughout the day. A safe haven, this property is the last home at the end of a cul-de-sac and sits on one of the highest points in the town, once you enter the gates to this home, you leave the noise behind and are met with peace and tranquillity.



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.



DESCRIPTION

Upon entering the home, you are first greeted by a grand entrance hall, with Italian marble floors and staircase, and a picture window giving views over the garden. Further on, you will find a fitted kitchen, which leads to a separate dining room with a beautiful open fireplace. A large living space opens onto the 90m² terrace, which benefits from magnificent panoramic views over the city, with total privacy.

Still on the ground floor, you will find two bedrooms, one with an en-suite bathroom, as well as a laundry room, a cloak room and a WC. Overall, this property offers 180m² of ground-floor living space.

On the first floor, you will find another four bedrooms, a shower room and a WC. From here, you can also access an additional 64m² of loft space which is ripe for conversion.

This home also offers a spacious 4-car garage, including high ceilings for camping cars and larger vehicles, a workshop, 2 cellars and plenty of storage space, all accessible from the garden and inside the house.

The property sits on 3600m² of land, with a beautifully maintained mature garden which wraps around the house, a small pond and a vegetable garden.

Finally, the large (12x6) swimming pool offers a relaxing and private space that can be enjoyed by the whole family.

Don't miss out on this exceptional property! Please contact the agent for more information and photos.

Information about risks to which this property is exposed is available on the...

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