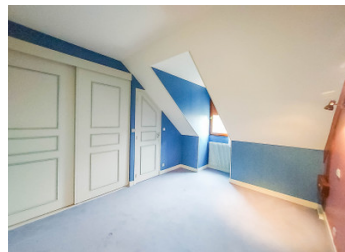


Architect's Villa of 235 m habitable space with Pool and Garden near Montluçon



INFORMATION

Town:	Domérat
Department:	Allier
Bed:	4
Bath:	2
Floor:	234 m ²
Plot Size:	3840 m ²



IN BRIEF

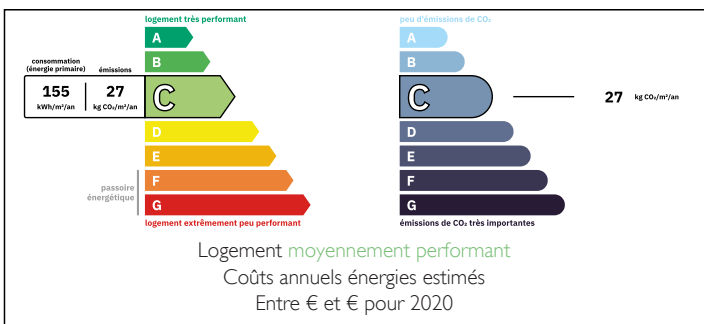
This elegant architect-designed villa (1995) offers 235 m² of living space on a landscaped plot of 3,840 m².

Bright and spacious, it includes 7 rooms, 5 bedrooms (one with en-suite), a large living room of 53 m², and a fully fitted kitchen. The half-landing features a parental suite with bathroom, dressing and WC, plus an office. Upstairs, a mezzanine and 3 bedrooms with storage, shower room and WC.

The basement includes a double garage with motorised doors, boiler room, air-conditioned cellar, and ample storage.

Outside, you'll enjoy an enclosed garden with mature trees, electric gate, tarmac driveway, heated covered swimming pool, and wooden chalet.

ENERGY - DPE



Only 3 km from Domérat with all daily amenities,

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

This beautiful architect's villa, built in 1995, combines generous volumes, light-filled interiors, and a superb landscaped setting of 3,840 m². Ideally located just 3 km from Domérat and 6 km from Montluçon, it offers both tranquillity and proximity to all amenities. The villa comprises:

- Basement: double garage of 46 m² with motorised doors, boiler room, 8 m² air-conditioned cellar, and vast storage possibilities.
- Ground floor: welcoming entrance hall (13.6 m²), spacious living room of 53 m² with direct access to the garden, fitted and equipped kitchen (18.9 m²), storeroom, laundry room (7.6 m²), and WC.
- Half landing: parental suite with 21 m² bedroom, adjoining bathroom, toilet, dressing room, plus an office (10.5 m²).
- First floor: bright mezzanine of 26.8 m², three bedrooms with built-in cupboards (9.5 m², 9.5 m², 11 m²), shower room, and WC.

Outside: the property offers a fully enclosed and landscaped garden with mature trees, a tarmac driveway, electric gate, heated swimming pool with hard cover, and a wooden chalet — perfect for leisure and family gatherings.

Technical features include double glazing, full insulation, gas central heating, and a conforming septic tank.

With its combination of space, comfort, and excellent location near Montluçon, this villa is a rare opportunity for those seeking a quality family home with exceptional amenities.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 2950 EUR

NOTES