LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46144ABR03 Price: 245 000 EUR

agency fees to be paid by the seller

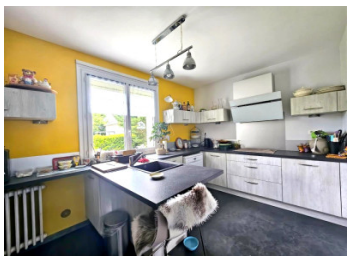
Spacious 4 Bedroom Villa with Heated Pool, Outbuildings & Panoramic Views Near Montluçon

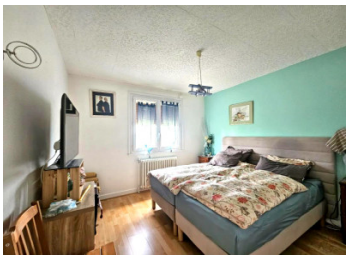






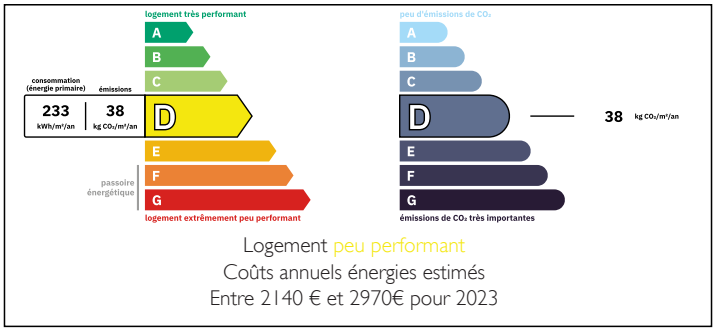








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2140 € et 2970€ pour 2023

INFORMATION

Town:	Quinssaines
Department:	Allier
Bed:	4
Bath:	2
Floor:	166 m2
Plot Size:	3273 m2

IN BRIEF

Discover this spacious 166 m² detached villa for sale in Quinssaines, just minutes from Montluçon.

Set in a peaceful location with elevated views, this family home features 5 bedrooms, a bright 40 m² living room with a wood burner, a fitted kitchen, utility room, and a modern bathroom with a jacuzzi bath. Outside, enjoy a heated 10 x 5 m swimming pool, south-facing terrace, outdoor kitchen, mature gardens, and ample parking.

Additional features include solar panels, town gas central heating, mains drainage, a garage, workshop, outbuilding, and an inspection pit.

Close to schools, shops, restaurants, and transport links, this attractive property offers the perfect combination of comfort, privacy, and outdoor living near Montluçon in the Allier region of central France.

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.

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NOTES

DESCRIPTION

Situated in a peaceful setting on the edge of Quinssaines, only a short drive from the centre of Montluçon, this attractive detached 166 m² villa combines generous living space, excellent outdoor facilities, and lovely elevated views over the surrounding area.

Set behind large entrance gates, the property enjoys privacy, mature gardens surrounding the house, ample parking, and a welcoming atmosphere ideal for both family living and entertaining.

The villa benefits from solar panels generating an annual income of approximately €1,400, town gas central heating, mains drainage, and a DPE rating of D.

Ground Floor

The welcoming entrance hall of 10 m² leads into a spacious and bright 40 m² living and dining room featuring an insert wood burner, creating a warm and cosy focal point during the cooler months.

The fitted kitchen measures 12 m² and offers direct access to the outdoor areas. A practical 10 m² utility/laundry room provides additional storage and access to the attached garage.

The ground floor also offers two comfortable bedrooms measuring 10 m² and 12 m², a recently renovated 10 m² bathroom featuring both a shower and jacuzzi bath, a separate 4 m² WC, and an 8 m² boiler/heating room fitted with a new hot water tank and town gas central heating system.

First Floor

The first floor provides a spacious and versatile area, ideal as a separate suite for teenagers, guests, or extended family accommodation.

Here you will find a large 27 m² bedroom, a second 18 m² bedroom, a 9 m² shower room, a 6...