

Architect-Designed 5-Bedroom House with Pool and Spacious Grounds near Montluçon



INFORMATION

Town:	Désertines
Department:	Allier
Bed:	5
Bath:	2
Floor:	232 m ²
Plot Size:	2767 m ²

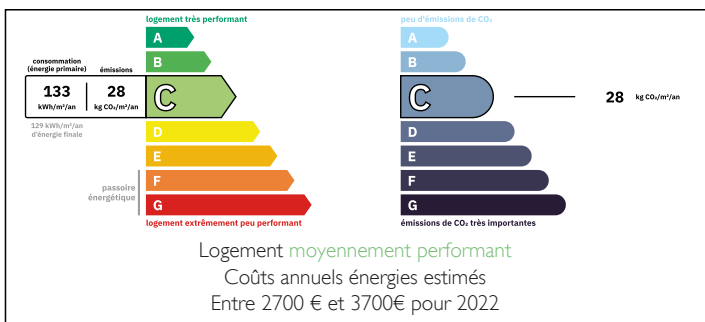
IN BRIEF

Situated in a peaceful residential area of Désertines, just 800 metres from shops and services, this architect-designed home offers 232 m² of living space, including 5 bedrooms, 2 shower rooms, a spacious living room, two verandas, and a fitted kitchen. The house sits on a fully enclosed 2,767 m² plot with mature trees, a 12x6 m swimming pool, multiple terraces, and outbuildings including 2 garages.

With excellent insulation, mains gas heating, and wheelchair accessibility, this is a charming, move-in-ready property in an ideal location close to Montluçon.

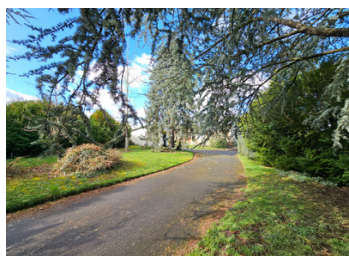


ENERGY - DPE



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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 architect-designed property is located in Désertines, in a quiet and well-established neighbourhood just 800 metres from Carrefour Market and local amenities.

The house offers approximately 232 m² of habitable space and comprises on the main level:

Entrance hall and hallways

A 53 m² living room with chimney connection possible

Fitted kitchen

4 bedrooms and 1 office

2 shower rooms with WCs

2 verandas offering year-round enjoyment of the garden

Features include wooden double-glazed windows, electric roller shutters, and central heating via mains gas. The living areas are fully accessible for wheelchair users.

Upstairs, the attic is accessible by staircase and has flooring and insulation throughout (not suitable for conversion). The roof was completely redone in 2015 with tiles.

Beneath part of the house (under the living room/kitchen area) is a crawl space and a cellar. The rest of the basement includes a fifth bedroom, WC, boiler room, laundry, and a workshop or garage space.

The 2,767 m² plot is fully enclosed and features approximately 40 trees, including rare species. Outdoor features include:

Tarmac driveways (300 m²) with multiple parking spaces

Motorised entrance gate and videophone

Private well with pump

Large pool (12 x 6 m) with mobile cover, resistant to snow and wind

Terraces totalling 148 m² around the house and

LOCAL TAXES

Taxe habitation: EUR

NOTES