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## Prestigious Architect-designed Villa At The Gates Of Vichy

Gannat , Allier , Auvergne-Rhône-Alpes



€1,100,000

inc. of agency fees

4 Beds      288 sqm      1.12 ha

Nestled on the heights of Gannat, at the crossroads of major roads and Auvergne's most beautiful natural escapes, this sumptuous...

### At a Glance

Reference MFH-CB85993118

Near to Gannat

Price €1,100,000

Bed 4

Pool Yes

Hab.Space 288 sqm

Land 1.12 ha

Land Tax N/A

### Property Description

Nestled on the heights of Gannat, at the crossroads of major roads and Auvergne's most beautiful natural escapes, this sumptuous architect-designed villa opens its doors to you in a green setting of over 11,000 m<sup>2</sup>. Just 20 minutes from Vichy, and 30 minutes from Clermont-Ferrand, it offers an exceptional living environment, between town, nature and heritage.

An exceptional property, designed with elegance and intelligence

Built with noble, durable materials, this villa combines impressive volumes, top-of-the-range finishes and unparalleled luminosity. Right from the entrance, the tone is set: a reception room of over 100 m<sup>2</sup>, bathed in light thanks to large bay windows, hosts a vast living room and dining room with marble floors. The circulating, fully-equipped kitchen boasts granite worktops, a professional pizza oven and premium equipment.

Luxurious, functional living spaces

The first floor also features a large bedroom converted into an office, as well as two master suites with shower room, separate toilet and dressing room. All rooms open onto a south-facing terrace of over 200 m<sup>2</sup>, with refined finishes: bioclimatic pergola, 12x6m heated swimming pool with solar shutter, solarium area... every detail has been designed to combine comfort, aesthetics and well-being.

Upstairs, a panoramic 70 m<sup>2</sup> living room overlooks the estate, with a 360° terrace overlooking the wooded grounds. Two dressing rooms, attic space for conversion and breathtaking views complete this exceptional floor.

Basement and high-end outbuildings

The semi-buried basement houses a triple garage with motorized doors, a laundry/boiler room, a linen room, a sauna and a cellar. The entire property is secured by a high-performance alarm system.

Majestic landscaped grounds, a source of inspiration and freedom

The undulating park features a diversity of rare species, a luxuriant pond, a vegetable garden, a generous orchard, and even a former tennis court that can easily be rehabilitated. A vast outdoor parking area is available to welcome your guests in an intimate and elegant setting.

#### Technical features

- Gas-fired central heating
- Intelligent thermodynamic hot water tanks
- Top-of-the-range security door frames

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€1,100,000

Key Information

Internal Area:	288 sqm
Land Area:	1.12 ha
Property Features:	
• Double pane windows	
Swimming Pool?	Yes
Has Alarm	Yes

Location: Auvergne-Rhône-Alpes





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**S. and L. BROWN**



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