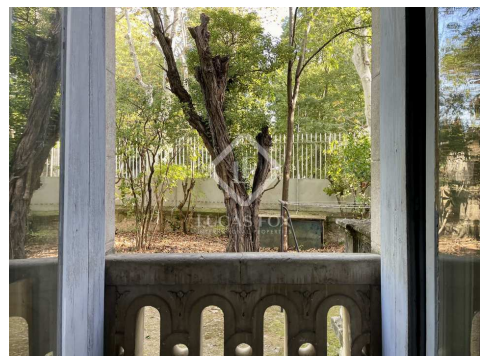
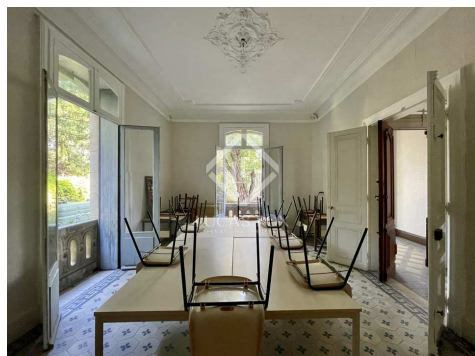


€1,300,000 House / Villa - For sale

## 7 Bedroom house / villa with 290m<sup>2</sup> garden for sale in Montpellier, France

France » Montpellier » 34000

<b>7</b>	<b>5</b>	<b>300m<sup>2</sup></b>	<b>430m<sup>2</sup></b>	<b>50m<sup>2</sup></b>	<b>290m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

### Between les Arceaux and Boutonnet, remarkable 300 m<sup>2</sup> mansion with town garden, Montpellier

Lucas Fox International Properties, downtown Montpellier, between Les Arceaux and Boutonnet, close to all amenities, beautiful property with town garden and basement. Two private and secure parking spaces in addition for €24,000.

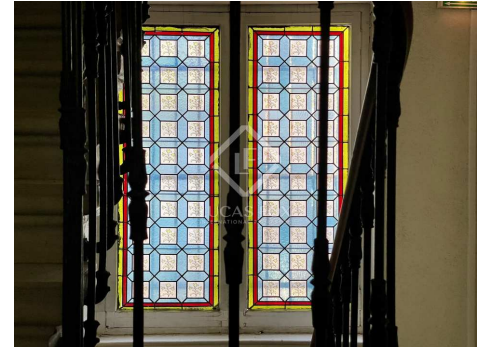
Private mansion crossing on 4 sides and which is full of rare refinement over its 300 m<sup>2</sup> which are just waiting to be renovated: cut stone and arched windows, moldings and ceiling heights, marble fireplaces and stained glass windows. There are large spaces and a simple layout: 4 large rooms, between 2 and 4 bathrooms or toilets per floor, all served by the period staircase. Here you have the possibility of adapting the spaces to make it a bourgeois home or superb offices (8 to 9 suites + living rooms possible or 23 independent offices possible).

An 80 m<sup>2</sup> basement will be used for storage, laundry, a cinema room or any other activity. The property has 2 accesses: one via the main staircase and the other via the terrace.

Outside, in addition to the terrace facing the nearby listed park, this private mansion benefits from a charming enclosed and tree-lined town garden of 300 m<sup>2</sup>.

A great opportunity to make this unique property your own in a quiet and central environment.

Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr).



[lucasfox.com/go/mon45199](https://lucasfox.com/go/mon45199)

Terrace, Garden, Period features, Period Building, Natural light, Mosaic tile flooring, Marble flooring, High ceilings, Views, Utility room, Transport nearby, To renovate, Service entrance, Pet-friendly, Panoramic view, Near international schools, Heating, Gourmet lounge, Fireplace, Exterior, City views, Chill out area, Beauty salon, Balcony

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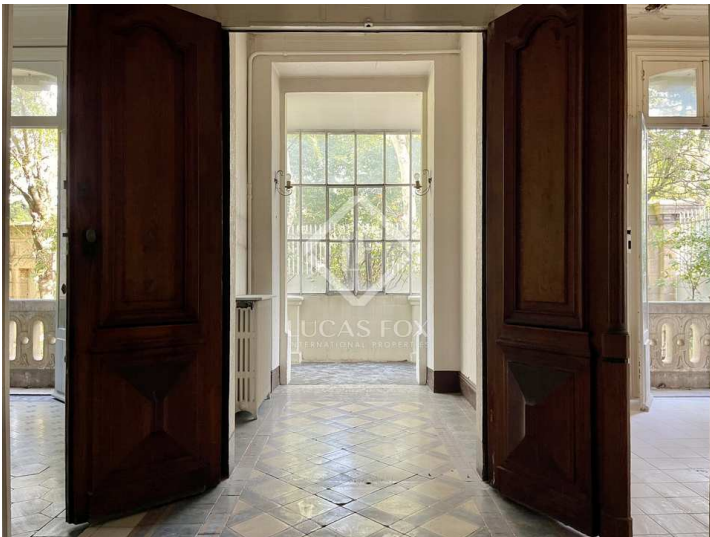
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