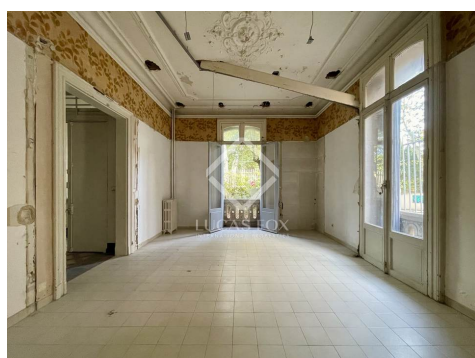
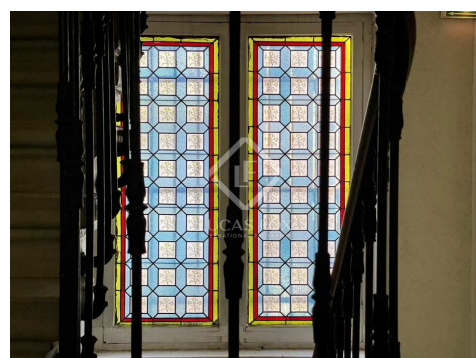
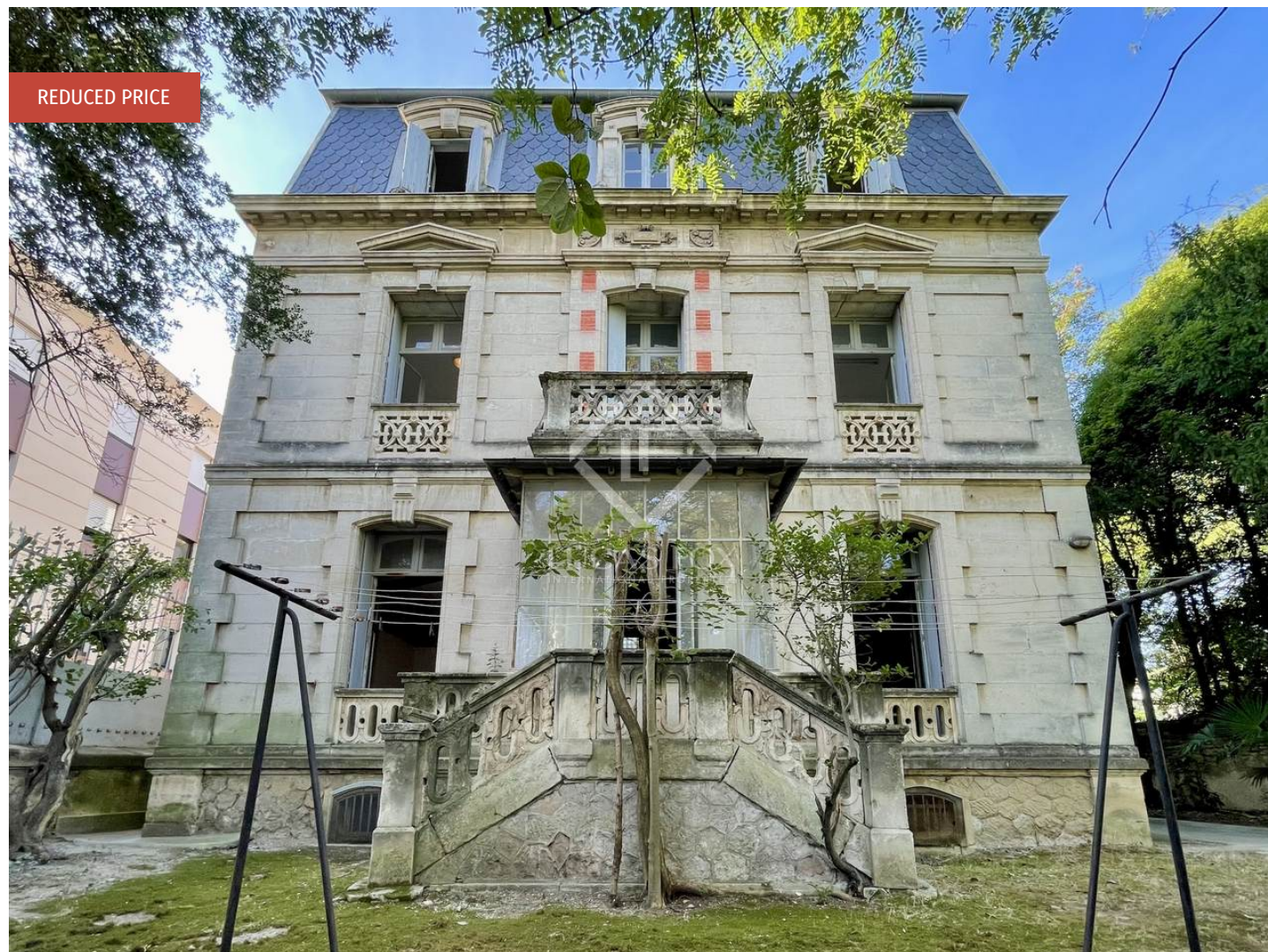


€1,250,000 House / Villa - For sale - Reduced Price

7 Bedroom house / villa with 290m² garden for sale in Montpellier Centre

France » Montpellier » Montpellier Centre » 34000

7	5	300m²	430m²	50m²	290m²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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OVERVIEW

Between Arceaux and Boutonnet, to renovate, remarkable 300 m² mansion with basement and town garden

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

Some work is currently being carried out: renovation of facades and balustrades, the bow window will be removed, the front door repositioned directly above the facade. In addition to the interior work, the future owners will be responsible for changing the joinery and renovating the roof.

Private mansion crossing on 4 sides and which is full of rare refinement on its approximately 300 m² which are just waiting to be renovated: cut stones 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 m² 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 hotel benefits from a charming enclosed and tree-lined town garden of 300 m².

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.



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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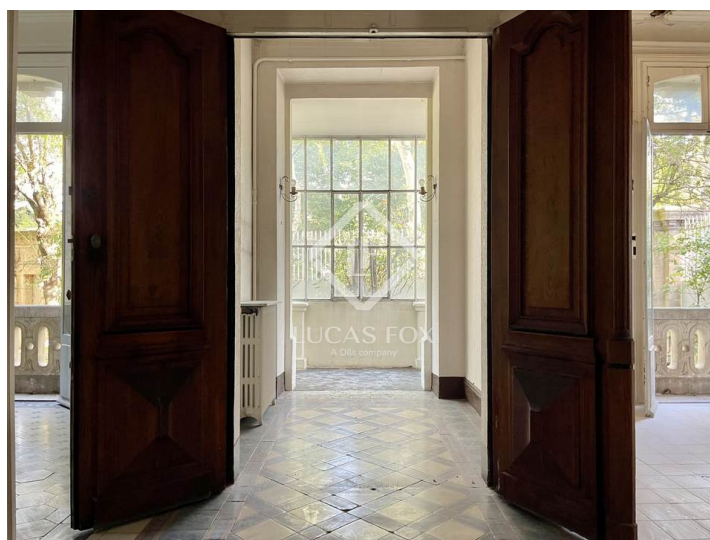
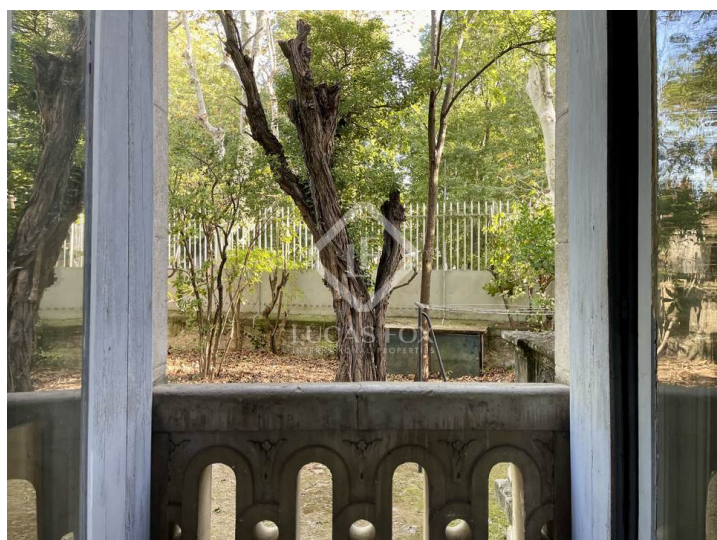
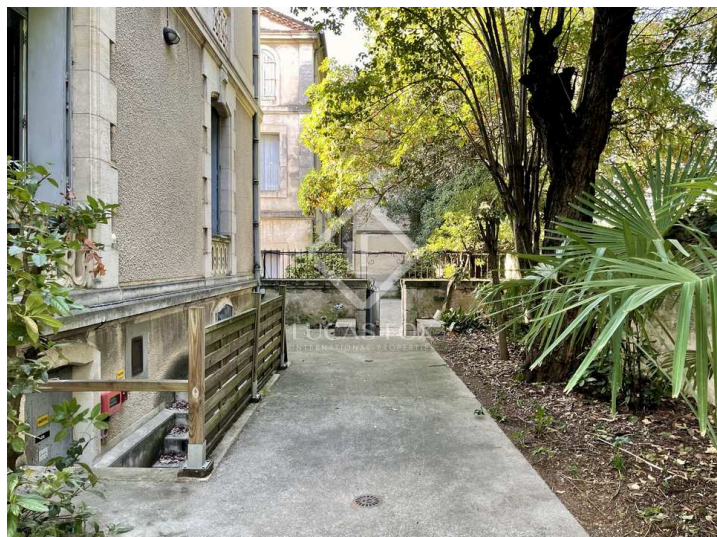
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