

€2,100,000 House / Villa - Sold

## Excellent 4 Bedroom house / villa for sale in Montpellier Region, Montpellier

France » Montpellier » Montpellier Region » 34255

<b>4</b>	<b>3</b>	<b>372m<sup>2</sup></b>	<b>3,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

+33 4 67 60 59 14 • montpellier@lucasfox.com • lucasfox.com • 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France



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### OVERVIEW

## Co-exclusivity, sumptuous property of more than 370 m<sup>2</sup> located in the popular Domaine des Vautes, on a landscaped plot of 3000 m<sup>2</sup>

Lucas Fox International Properties, north of Montpellier, in the popular town of Saint-Gély-du-Fesc, elegant property located in the prestigious Domaine des Vautes.

Its discreet entrance opens onto this automated villa of approximately 372 m<sup>2</sup>, bordered by 3000 m<sup>2</sup> of landscaped and furnished garden: infinity pool, outbuilding, pool house, children's play area, pétanque court and numerous terraces.

We are welcomed in superb volumes by a universe of elegance. Day side: entrance with cloakroom, vast living room of approximately 100 m<sup>2</sup>: living room with fireplace, dining room with view, equipped kitchen with dining island (Miele and Franke appliances), back kitchen, laundry room and service entrance. The spaces are extended by two terraces on the same level.

The master suite occupies the upper floor: bedroom, large bathroom, whirlpool bath, separate WC, storage and real dressing room.

On the lower floor and opening onto different terraces: two bedrooms with storage share a bathroom and separate WC.

Outbuilding with living room, bedroom, bathroom and WC. Gym, games room with billiards and television, real home cinema, gym, wine cellar.

Outside: heated infinity pool and pool house, relaxation area, children's play area, pétanque court and various parking areas.

Geothermal underfloor heating and cooling, reversible ducted air conditioning, complete home automation system (cameras, shutters, heating, etc.) for simple management.

Just 8 minutes from Montpellier, 34 minutes from the beaches, 20 minutes from the train stations, 25 minutes from Montpellier Méditerranée airport, and very close to all amenities.

This property has undergone a full notarial audit.



[lucasfox.com/go/mon46486](https://lucasfox.com/go/mon46486)

Mountain views, Terrace, Swimming Pool, Heated swimming pool, Garden, Jacuzzi, Gym, Natural light, High ceilings, Underfloor heating, Parking, Walk-in wardrobe, Views, Utility room, Tourist License, Storage room, Service entrance, Security, Renovated, Playroom, Playground, Pet-friendly, Panoramic view, Outdoor kitchen, Open kitchen, Home cinema, Heating, Gated Community, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Built-in wardrobes, Beauty salon, Basketball Court, Barbecue, Alarm, Air conditioning

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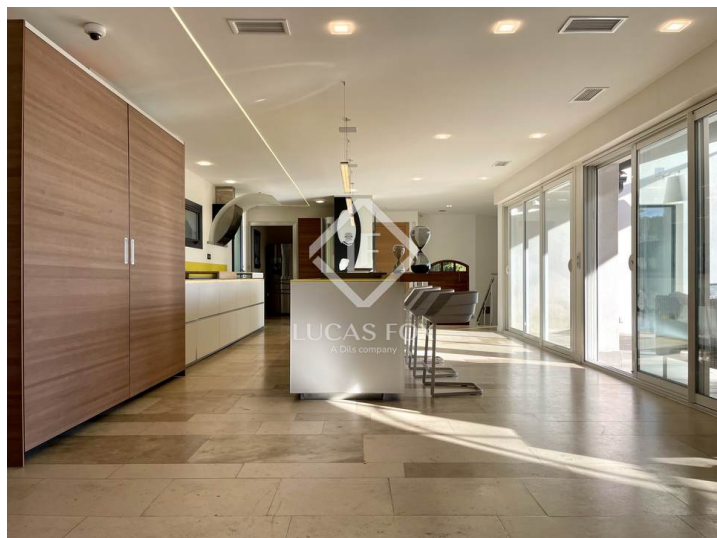
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Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).



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