

€2,100,000 House / Villa - For sale - Reserved

Excellent 4 Bedroom house / villa for sale in Montpellier, France

France » Montpellier » 34255

4	3	372m²	3,000m²
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 • 5 Enclos Tissé Sarrus Montpellier, Montpellier, France

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OVERVIEW

Co-exclusivity, sumptuous property of more than 370 m² located in the popular Domaine des Vautes, on a landscaped plot of 3000 m²

Under-offer 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 m², bordered by 3000 m² of landscaped and landscaped garden: infinity pool, outbuilding, pool house, children's play area, pétanque court and numerous terraces.

We are welcomed into superb volumes by a world of elegance. Day side: entrance with cloakroom, large living room of approximately 100 m²: living room with fireplace, dining room with view, fitted kitchen with dining island (Miele and Franke appliances), scullery, laundry room and service entrance. The spaces are extended by two single-storey terraces.

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

On the lower floor and opening onto different terraces: two bedrooms with storage space 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 lots.

Ground heating and cooling by geothermal energy, 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 train stations, 25 minutes from Montpellier Méditerranée airport, and very close to all amenities.

This property has been the subject of a complete notarized audit.

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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

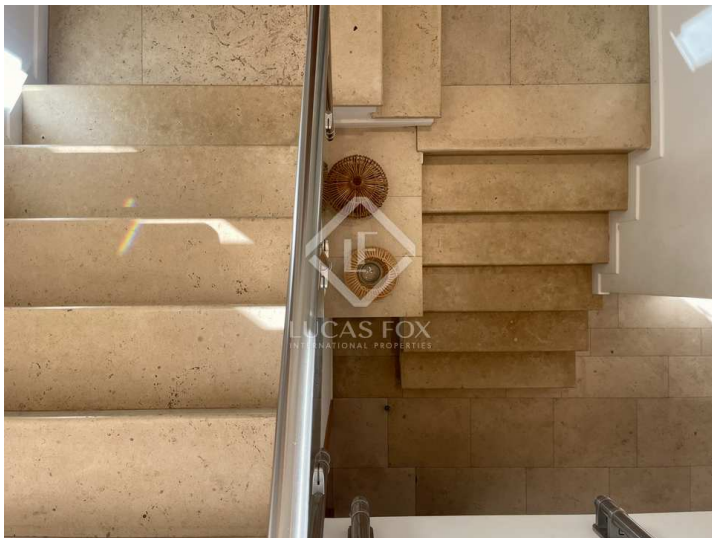
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Information on the risks to which this property is exposed is available on the G eorisks website: www.georisks.gouv.fr.



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