

€477,000 House / Villa - For sale - Exclusive listing

## 4 Bedroom house / villa with 2,300m<sup>2</sup> garden for sale in Montpellier, France

France » Montpellier » 30260

<b>4</b>	<b>3</b>	<b>170m<sup>2</sup></b>	<b>80m<sup>2</sup></b>	<b>2,300m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 • montpellier@lucasfox.com • lucasfox.com • 5 Enclos Tissié Sarrus Montpellier, Montpellier, France

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### OVERVIEW

### Between Sommières and Quissac, charming villa of 170 m<sup>2</sup> on 2,300 m<sup>2</sup> of park with swimming pool and dominant view

Exclusive to Lucas Fox International Properties, in a charming village located north of Montpellier, near Sommières, charming house with dominant view.

Villa of 170 m<sup>2</sup> built in 2002 in an ideal, quiet and wooded environment on 2,300 m<sup>2</sup> of land with swimming pool and garage. There is a large bright living room of 62 m<sup>2</sup> with living room, dining room and kitchen with island, and direct access to the garden and its summer kitchen.

This house has on the ground floor two bedrooms, a shower room and a bathroom. Two other bedrooms as well as a bathroom and a loggia are located upstairs. The whole benefits from underfloor heating and a 37 m<sup>2</sup> garage.

Structural additions to be expected.

Swimming pool salt electrolyzer and pH regulator.

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/mon46714](https://lucasfox.com/go/mon46714)

Garden, Private garage, Natural light, High ceilings, Modernist building, Views, Panoramic view, Outdoor kitchen, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue

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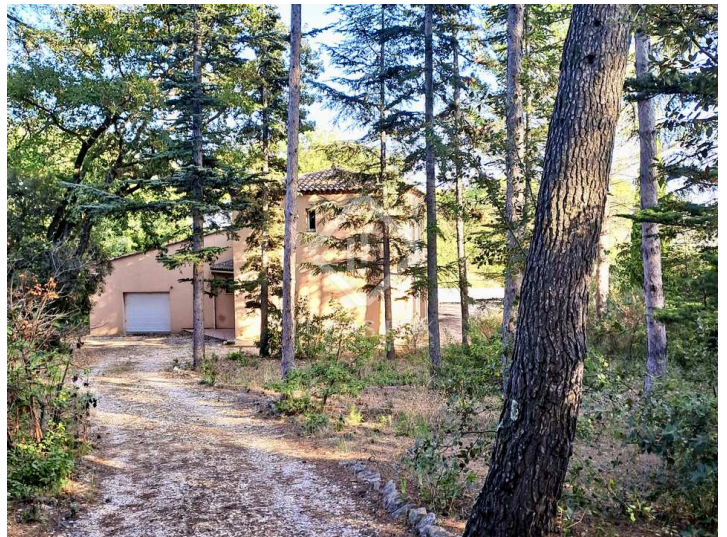
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