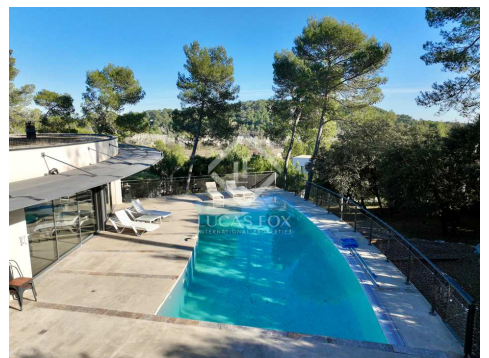


€2,650,000 House / Villa - For sale - Exclusive listing

## Excellent 8 Bedroom house / villa with 2,370m<sup>2</sup> garden for sale in Montpellier

France » Montpellier » 34980

<b>8</b>	<b>5</b>	<b>414m<sup>2</sup></b>	<b>2,800m<sup>2</sup></b>	<b>244m<sup>2</sup></b>	<b>2,370m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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### OVERVIEW

### Co-exclusivity at Domaine des Vautes in Saint-Gély-du-Fesc, remarkable contemporary property of more than 400 m<sup>2</sup> on its landscaped garden of 3,000 m<sup>2</sup>

Co-exclusivity Lucas Fox International Properties, in this privileged environment of Domaine des Vautes, located 5 minutes north of Montpellier, remarkable contemporary property with dominant views. At the end of a dead end and on a terraced and landscaped plot of 2,800 m<sup>2</sup>, enjoy this delightful house of more than 400 m<sup>2</sup> on three levels.

On the ground floor: large gallery entrance, living room of 85 m<sup>2</sup> with dining room, living room and open kitchen, scullery/pantry, home cinema, second living room or games room, master suite with dressing room and bathroom bathroom with shower and bathtub. There is also a guest bedroom with shower room and WC. All the rooms open onto the main terrace of 150 m<sup>2</sup> with swimming pool, but also onto the patio of 46 m<sup>2</sup> with heated pool and jacuzzi.

On the 1st floor: three bedrooms with storage space share two bathrooms with WC. A terrace of more than 50 m<sup>2</sup> offers a superb unobstructed view of the vegetation and the environment.

On the garden level: an independent apartment of 73 m<sup>2</sup> with living room/kitchen, three bedrooms with storage, bathroom and separate WC. An adjoining office is also available

In the basement: large double garage (ideal for 4x4 and sports car), various storage spaces and 125m<sup>2</sup> of possible wine cellar.

A 53 m<sup>2</sup> carport completes the garage to accommodate three or four additional vehicles as well as other outdoor parking. Electric charging terminal.

Contemporary, bright and modular property. The ground floor is ideal for couples on a daily basis, the upstairs is perfect for children or guests and the outbuilding for practicing a profession or accommodating staff.

File on request.

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)

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[lucasfox.com/go/mon48066](http://lucasfox.com/go/mon48066)

Mountain views, Terrace, Heated swimming pool, Garden, Private garage, Natural light, High ceilings, Views, Utility room, Storage room, Service entrance, Panoramic view, Open kitchen, Heating, Gated Community, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area

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