

€450,000 House / Villa - For sale - Exclusive listing

## 3 Bedroom house / villa with 42m<sup>2</sup> terrace for sale in Montpellier, France

France » Montpellier » 34570

<b>3</b>	<b>2</b>	<b>131m<sup>2</sup></b>	<b>813m<sup>2</sup></b>	<b>42m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



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

€450,000 House / Villa - For sale - Exclusive listing

## 3 Bedroom house / villa with 42m<sup>2</sup> terrace for sale in Montpellier, France

France » Montpellier » 34570

<b>3</b>	<b>2</b>	<b>131m<sup>2</sup></b>	<b>813m<sup>2</sup></b>	<b>42m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace

### OVERVIEW

### Exclusive to Lucas Fox International Properties, charming house on the heights of Pignan, picturesque village near Montpellier (France)

Located in the sought-after Cotes area and built in the mid-1980s, the property is ideal for a family looking for a family cocoon. It is notably perfectly maintained and in excellent condition. Independent house mainly on one level, with an area of approximately 130 m<sup>2</sup> for three bedrooms (fourth possible on the ground floor) and two bathrooms. A large covered terrace mainly facing south, perfects this set of almost 80m<sup>2</sup> (barbecue, outdoor dining room, winter garden, etc.).

On the ground floor, we have a large living room which is particularly distinguished by its central fireplace and its authentic woodwork. A kitchen open to the dining room; scullery and guest bathroom.

Upstairs, facing the solid wooden staircase, magnificent south-facing solarium which offers a clear view of the village below. Three bedrooms share a very spacious bathroom and walk-in shower.

Additional features: gas boiler accompanied by air conditioning in the living room and upstairs as well as a water softener. The land has two entrances and can be swimming pool. Double garage and outdoor parking spaces.

For more information regarding this property, contact your Lucas Fox International Properties agency or your dedicated agent Sébastien ANGLADE Commercial Agent - RSAC n° 813 793 833 Montpellier.

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/mon48122](https://lucasfox.com/go/mon48122)

Terrace, Garden, Wooden flooring,  
Natural light, Parking, Views, To renovate,  
Open kitchen, Double glazing,  
Built-in wardrobes, Barbecue, Alarm,  
Air conditioning

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

+33 4 67 60 59 14 • [montpellier@lucasfox.com](mailto:montpellier@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • 5 Enclos Tissié Sarrus Montpellier, Montpellier, France

€450,000 House / Villa - For sale - Exclusive listing

## 3 Bedroom house / villa with 42m<sup>2</sup> terrace for sale in Montpellier, France

France » Montpellier » 34570

<b>3</b>	<b>2</b>	<b>131m<sup>2</sup></b>	<b>813m<sup>2</sup></b>	<b>42m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**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