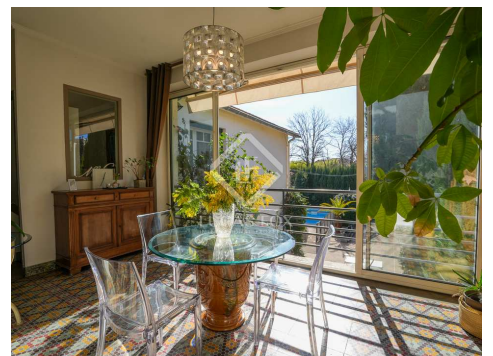
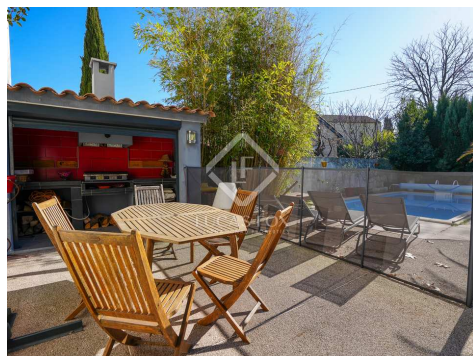
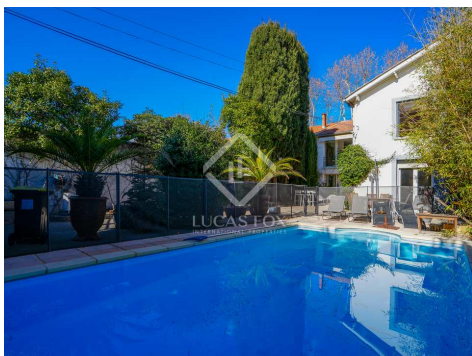


€985,000 House / Villa - For sale

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

France » Montpellier » 34000

**4** Bedrooms    **3** Bathrooms    **272m<sup>2</sup>** Floorplan    **380m<sup>2</sup>** Plot size



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

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### OVERVIEW

## Between Montcalm Park and the Halle Tropisme in Montpellier, charming town house of 275 m<sup>2</sup> with swimming pool and parking spaces

Lucas Fox International Properties, in downtown Montpellier, 15 minutes walk from Place de la Comédie, near Parc Montcalm, Arceaux and l'Écusson, an elegant townhouse built in the 1940s.

The property has an area of 272 m<sup>2</sup>, spread over two levels, all on a plot of 380 m<sup>2</sup> fitted out with a built-in barbecue area, a 7 m x 3.8 m swimming pool and several intimate outdoor spaces.

The living rooms are located upstairs, which is composed as follows: entrance hall, double living room of 55 m<sup>2</sup>, kitchen, two bedrooms, a bathroom with walk-in shower and separate WC.

On the same level as the garden, the house has two other bedrooms, two bathrooms, a games room of more than 55 m<sup>2</sup>, a closed summer kitchen and two toilets.

The house and its beautiful volumes, its large windows and its unique charm, benefit from a calm, secure and accessible environment. Adapts to any type of home: family, professional/residential function or offices.

Each level has an independent entrance: that of the 1st floor is pedestrian only, while the garden level includes two parking spaces. Possibility of renting an additional secure garage space in the neighboring building.

Potential: convertible attic to create an additional floor. Ideal for an investment property project.

Just 7 minutes from train stations, 14 minutes from Montpellier Méditerranée airport, 15 minutes from the beaches, and very close to all amenities.

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/mon48154](https://lucasfox.com/go/mon48154)

Terrace, Swimming Pool, Garden,  
Natural light, Mosaic tile flooring,  
High ceilings, Parking, Security, Playroom,  
Heating, Exterior, Equipped Kitchen,  
Double glazing, Chill out area, Barbecue

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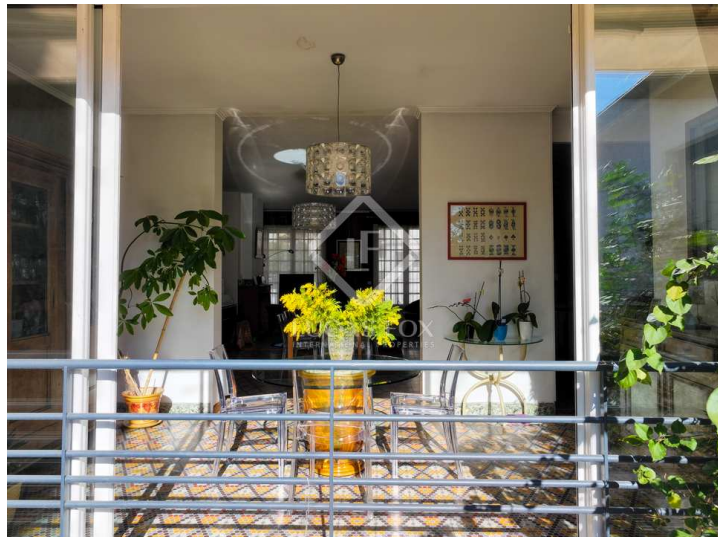


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France » Montpellier » 34000

<b>4</b>	<b>3</b>	<b>272m<sup>2</sup></b>	<b>380m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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