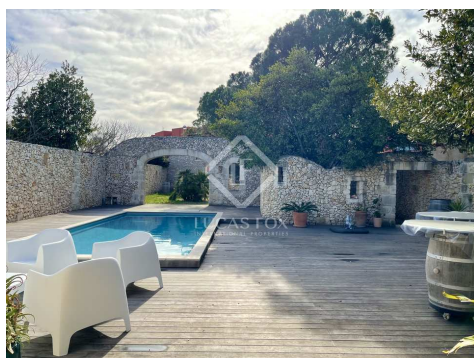


€960,000 House / Villa - For sale - Exclusive listing

## 4 Bedroom house / villa with 127m<sup>2</sup> terrace for sale in Montpellier, France

France » Montpellier » 34470

<b>4</b>	<b>2</b>	<b>130m<sup>2</sup></b>	<b>1,018m<sup>2</sup></b>	<b>127m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



Contact us today for more information or to arrange a viewing

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### OVERVIEW

### In the charming village of Pérols, a stone's throw from the sea, charming 130 m<sup>2</sup> house with exposed stones and swimming pool

Exclusive to Lucas Fox International Properties, located in the highly sought-after area of Pérols, a stone's throw from the tramway, both close to the sea and the Sud de France Arena convention center, this magnificent 130 m<sup>2</sup> house consisting of 5 rooms is entirely adorned with natural stones with sumptuous finishes.

Particular care was taken by a lover of stone, over several years of work, in order to give this raw and authentic style, typical of houses in the Occitan or Provençal hinterland.

On one level, a large bright living room is accompanied by its independent kitchen and its pantry/scullery. A master suite is also present with its bathroom and guest toilets. The house faces perfectly towards the garden, its terrace and the swimming pool.

Upstairs, after taking a staircase with wrought iron banisters, three bedrooms of equivalent sizes share a bathroom and separate WC.

Additional features: heat pump, reversible air conditioning, a small, skillfully reconstituted mazel, a garage, a magnificent barbecue and a large swimming pool surrounded by more than 100 m<sup>2</sup> of terrace in the middle of the property. Plenty of parking spaces are available.

This property is also most relevant for tourist rental due to its strategic position and its absolutely unique charm in the sector.

Also note that it is possible to make the garage located at the back of the house habitable in order to save almost 30 m<sup>2</sup> at a lower cost. An extension is also possible at the front of the land.

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/mon48330](https://lucasfox.com/go/mon48330)

Terrace, Swimming Pool, Garden, Period features, Natural light, Parking, Utility room, Storage room, Renovated, Outdoor kitchen, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Barbecue, Air conditioning

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