

€1,560,000 House / Villa - For sale

Excellent 5 Bedroom house / villa for sale in Montpellier, France

France » Montpellier » 30250

5 Bedrooms **3** Bathrooms **295m²** Floorplan **5,921m²** Plot size



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

€1,560,000 House / Villa - For sale

Excellent 5 Bedroom house / villa for sale in Montpellier, France

France » Montpellier » 30250

5 Bedrooms **3** Bathrooms **295m²** Floorplan **5,921m²** Plot size

OVERVIEW

Between Quissac and Anduze, recent Provencal-inspired property of 295 m² on its landscaped park of 5,921 m² with swimming pool and three closed garages

Lucas Fox International Properties presents an elegant property in Logrian-Florian, near Sommières and Anduze, in a quiet, green and unobstructed environment.

At the end of a discreet driveway, the entrance is via landscaped grounds of 5,921 m² where a property of 295 m² of living space is hidden with a heated salt swimming pool of 12 m x 6 m and 2 double garages of 97m². A private hiking path is accessible directly from the garden and overlooks non-buildable forests, thus preserving its privacy.

Built in 2007, the villa is characterized by a gentle blend of modernity in its structure and ancient aesthetic ornaments. On the ground floor we find large living spaces: double living room of 115 m² with a high-end, custom-made Leicht fitted kitchen, a laundry room, a master suite with bathtub, shower room, dressing room and office in mezzanine. You will also find a second bedroom and a second summer kitchen.

Upstairs, two other bedrooms share a bathroom and benefit from a magnificent Tropezian terrace with a view overlooking the park.

Beautiful natural stones cover the various terraces which border the property. A 27m² orangery, a 29m² outbuilding with a bedroom, a bathroom and a kitchen enhance this unique ensemble.

Additional services: centralized vacuum cleaner, geothermally heated and cooled floor, two boreholes for access to water of 35 m³/hour, a water softener, a garden room, two children's games and private access to a path hiking. No work is expected.

5 minutes from Quissac, 24 minutes from Sommières, 40 minutes from Montpellier, Uzès and Nîmes, 50 minutes from the beaches, 50 minutes from the airport and train stations, close to all amenities.

This property has been the subject of a complete notarized audit.

Information on the risks to which this property is exposed is available on the site: www.georiques.gouv.fr



lucasfox.com/go/mon48696

Terrace, Swimming Pool,
Indoor swimming pool,
Heated swimming pool, Garden,
Private garage, Period Building,
Natural light, Mosaic tile flooring,
High ceilings, Parking, Views, Security,
Private beach, Panoramic view,
Open kitchen, Heating, Exterior,
Equipped Kitchen, Double glazing,
Domotic system, Chill out area,
Central vacuum system, Beauty salon,
Barbecue, Balcony, Alarm

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

€1,560,000 House / Villa - For sale

Excellent 5 Bedroom house / villa for sale in Montpellier, France

France » Montpellier » 30250

5 Bedrooms **3** Bathrooms **295m²** Floorplan **5,921m²** Plot size



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