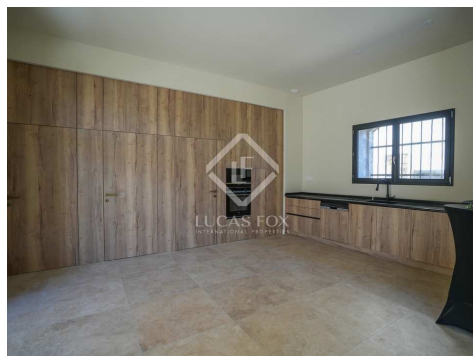


€499,000 House / Villa - For sale

## 4 Bedroom house / villa with 90m<sup>2</sup> garden for sale in Montpellier, France

France » Montpellier » 30250

|          |           |                         |                         |                        |                        |
|----------|-----------|-------------------------|-------------------------|------------------------|------------------------|
| <b>4</b> | <b>3</b>  | <b>196m<sup>2</sup></b> | <b>262m<sup>2</sup></b> | <b>90m<sup>2</sup></b> | <b>90m<sup>2</sup></b> |
| Bedrooms | Bathrooms | Floorplan               | Plot size               | Terrace                | Garden                 |



Contact us today for more information or to arrange a viewing

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### OVERVIEW

**Lovely renovated winery, in the heart of a popular village near Sommières, authentic charm enhanced with sought-after services.**

Lucas Fox International Properties, in the heart of a popular village near Sommières, between Montpellier and Nîmes, in Vaunage, authentic village house within a remarkable cultural heritage.

This property of 196 m<sup>2</sup> of living space on a plot of 262 m<sup>2</sup> is nestled in an old 19th century wine cellar, recently renovated.

This property consists of large spaces with on the ground floor a patio, a living room of 53 m<sup>2</sup>, a separate custom-fitted American kitchen, a large laundry room, a bedroom with shower room and WC.

On the first floor, there is a living room/library, a suite with shower room, two bedrooms, a bathroom and a toilet.

Outside, enjoy a 4 m x 2 m Roman swimming pool with autonomous filtration, a 90 m<sup>2</sup> travertine terrace and a wooded garden. Two outdoor parking spaces

Some technical characteristics: Airzone ducted air conditioning, automated gate, videophone, interior and exterior travertine slab 80 interiors, aluminum windows, dynamic thermo tank...

Property eligible for reduced notary fees.

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/mon48956](https://lucasfox.com/go/mon48956)

Terrace, Swimming Pool, Garden, Private garage, Natural light, High ceilings, Parking, Renovated, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Alarm, Air conditioning

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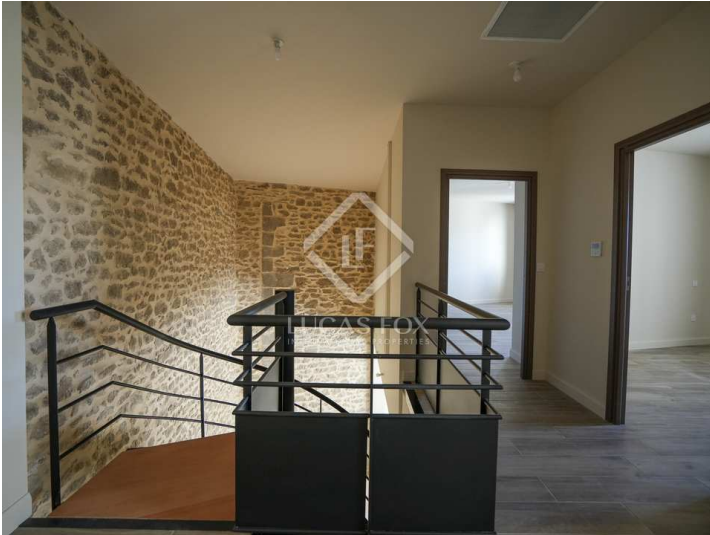


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