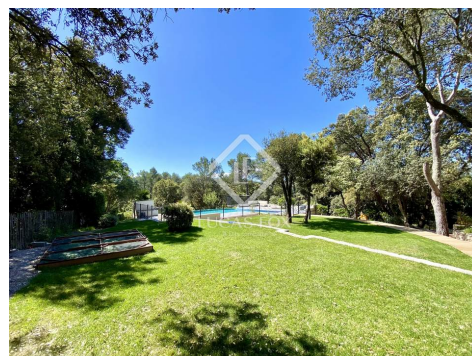
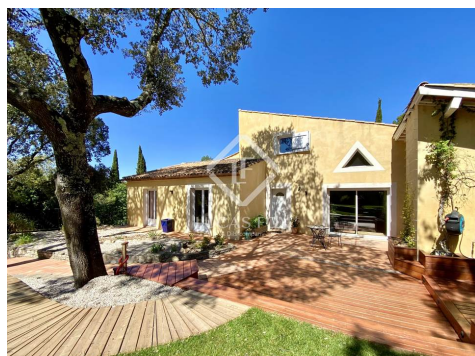
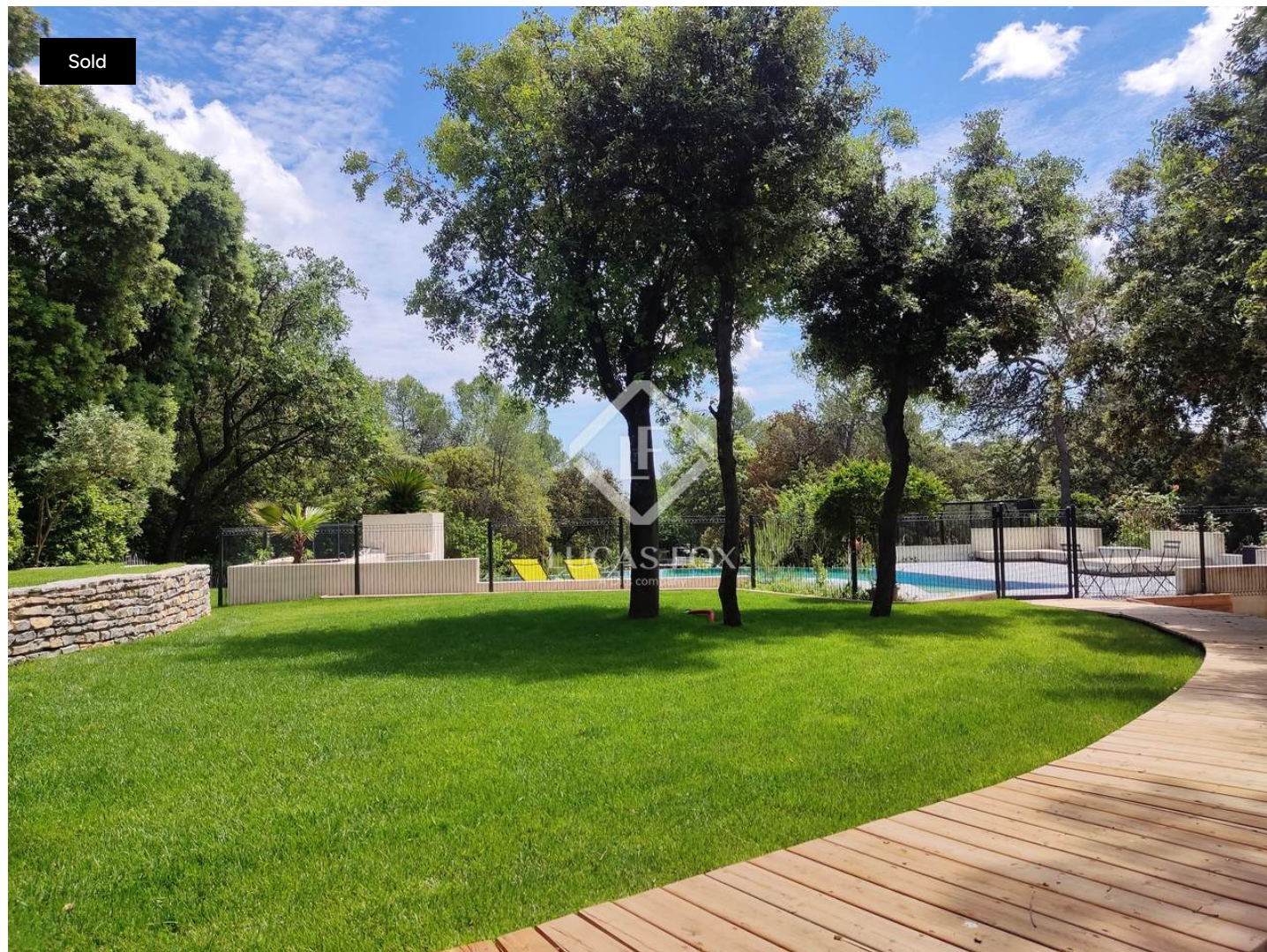


€812,000 House / Villa - Sold

## Villa en pleine nature à Saint-Jean-de-Cuculles, dans l'arrière pays montpelliérain

France » Montpellier » Montpellier Region » 34270

5	2	162m <sup>2</sup>	2,507m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 · montpellier@lucasfox.com · lucasfox.com · 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France



€812,000 House / Villa - Sold

## Villa en pleine nature à Saint-Jean-de-Cuculles, dans l'arrière pays montpelliérain

**Less than thirty minutes north of Montpellier, family house with its land of more than 2500 m<sup>2</sup> and its infinity pool, on the edge of the forest**

Under contract Exclusive to Lucas Fox International Properties, in the Montpellier hinterland and the authentic village of Saint-Jean-de-Cuculles, charming country house and its 2500 m<sup>2</sup> of land, on the edge of the forest.

Ideal property for a family looking for serenity, this 162 m<sup>2</sup> property, bright, facing south-east, offers five bedrooms including a master suite upstairs. A vast and delightful landscaped garden surrounds this residence which also enjoys an infinity pool, overlooking the surrounding nature.

The entrance opens onto a large living room and its open kitchen of more than 72 m<sup>2</sup>, from which emerges a warm atmosphere, distinguished by a high ceiling with exposed beams. Along the corridor, three bedrooms of 13 m<sup>2</sup> each and having, for two of them, mezzanines. They share a bathroom and a shower room with WC.

The upper floor is dedicated to the parents, with its master suite and its dressing room with solid wood parquet flooring and accompanied by a delightful bathroom and its Italian shower. An office, which can be used as an additional bedroom, adjoins the master suite.

Below the ground floor, a large double garage of 100 m<sup>2</sup> is extended by a basement which stretches under the house. Numerous parking spaces outside, with a lean-to, are also available.

The garden and its infinity pool, meanwhile, have been landscaped with great care and blend in perfectly with the environment. A borehole allows for self-sufficiency in water for watering the entire garden.

In terms of equipment, we have air conditioning in the main rooms, a wood stove in the living room and a heat pump for heating. In addition, solar panels ensure your hot water during the good season.

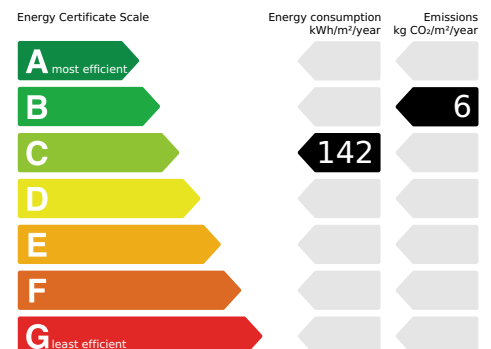
Obtain the complete file and more information from your dedicated agent, Sébastien ANGLADE, Commercial Agent - RSAC n° 813 793 833 Montpellier.

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).



[lucasfox.com/go/mon49038](https://lucasfox.com/go/mon49038)

Mountain views, Swimming Pool, Heated swimming pool, Garden, Parking, Storage room, Open kitchen, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, 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](https://lucasfox.com) · 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France

€812,000 House / Villa - Sold

## Villa en pleine nature à Saint-Jean-de-Cuculles, dans l'arrière pays montpelliérain



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 · 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France