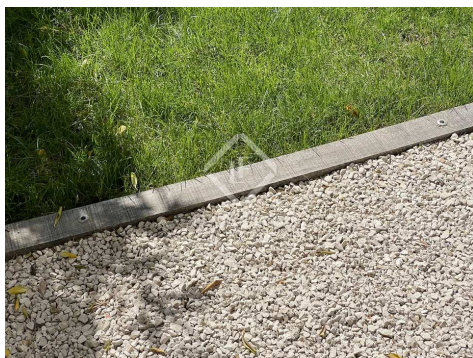


€960,000 House / Villa - For sale - New listing

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

France » Montpellier » 34170

<b>4</b>	<b>3</b>	<b>160m<sup>2</sup></b>	<b>300m<sup>2</sup></b>
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 • 5 Enclos Tissé Sarrus Montpellier, Montpellier, France

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

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

France » Montpellier » 34170

**4** Bedrooms      **3** Bathrooms      **160m<sup>2</sup>** Floorplan      **300m<sup>2</sup>** Plot size

### OVERVIEW

## Exclusive in the very center of Castelnau-le-Lez, town house of approximately 160 m<sup>2</sup> with swimming pool and parking, surrounded by a charming garden

Exclusive to Lucas Fox International Properties, downtown Castelnau-le-Lez, charming town house in a privileged and discreet environment.

Town house of approximately 160 m<sup>2</sup>, opening onto its terrace and its delightful garden with swimming pool. Private parking for 2 vehicles (or even 3).

On the ground floor and mainly south facing, the house consists of a large living room, opening onto two terraces. Also find an American kitchen and its additional pantry, a bedroom with bathroom, guest toilets and storage space.

Upstairs, you will find three bedrooms including a master (suite with dressing room, bathroom and WC). The other two large bedrooms have fitted wardrobes and share a bathroom with WC.

Renovated house requiring some finishing work (painting and bathrooms to be finished, exteriors to be fitted out), but which offers quality services, with superb sunshine and environment.

The house has ducted air conditioning (AirZone), double glazing with roller shutters and a video surveillance system.

Confidential and exclusive offer. File on request (photos, plans and additional information). The photos in the ad are non-contractual and the areas indicated are approximate.

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/mon49791](https://lucasfox.com/go/mon49791)

Swimming Pool, Garden, Wooden flooring, Natural light, High ceilings, Parking, Modernist building, Well, Walk-in wardrobe, Transport nearby, Security, Renovated, Open kitchen, Heating, Gated Community, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Balcony, Alarm, Air conditioning

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

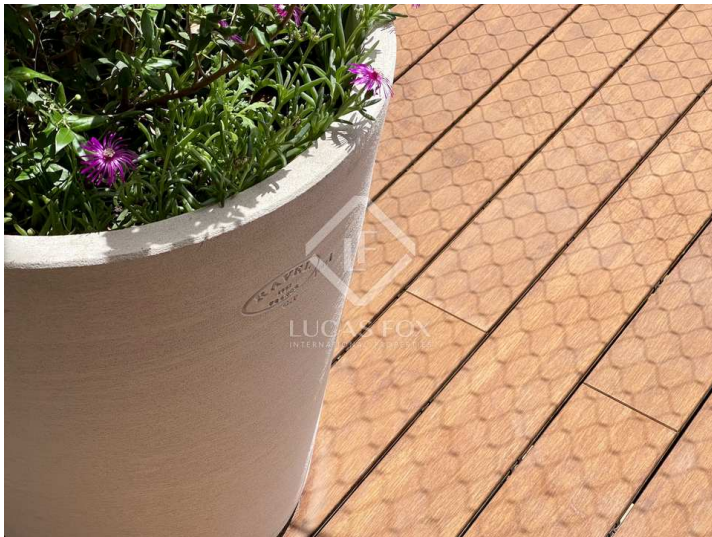
+33 4 67 60 59 14 • [montpellier@lucasfox.com](mailto:montpellier@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • 5 Enclos Tissé Sarrus Montpellier, Montpellier, France

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

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

France » Montpellier » 34170

**4** Bedrooms      **3** Bathrooms      **160m<sup>2</sup>** Floorplan      **300m<sup>2</sup>** 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](mailto:montpellier@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • 5 Enclos Tissié Sarrus Montpellier, Montpellier, France