

€433,000 Plot - For sale

## New build plot for sale in Montpellier Region, Montpellier

France » Montpellier » Montpellier Region » 34980

723m<sup>2</sup>

Plot size



Surface du lot :	Surface constructible :	Echelle :	Numero du lot :
577m <sup>2</sup> Lot 5 + 5bis : 723m <sup>2</sup>	ZC : 209m <sup>2</sup>   EC : 175m <sup>2</sup>	1/200	Lot 5



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

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### OVERVIEW

**Serviced building land for sale in Montferrier-sur-Lez, Montpellier Region, Hérault. In a secure private domain, with a view of nature, easily accessible, close to Agropolis and the Hospitals sector.**

Lucas Fox International Properties presents to you in the north of Montpellier, in the popular town of Montferrier-sur-Lez, a building plot with many advantages.

Located near the future link connecting the northern municipalities of Montpellier to the motorways, this serviced plot of 723 m<sup>2</sup> benefits from a dominant position, with a view of nature and south-west exposure.

This land is located in a private domain offering luxurious services that blend perfectly into an exceptional natural setting.

A large gate opens onto a completely private road with private unenclosed parking areas and allowing smooth circulation within the estate. All functional elements will be perfectly integrated into the buildings in order to preserve the aesthetics of the place and maintain the architectural unity of the whole. The enclosure of the estate will consist of elegant stone walls and a maximum of trees and vegetation will be preserved and planted in order to enhance the common areas.

An unparalleled opportunity to build your residence in a privileged environment within a calm and secure domain.

The building area of 175 m<sup>2</sup> makes it possible to envisage a R+1 house with a maximum height of 8.50 meters with outdoor spaces, swimming pool and garage.

This opportunity is suitable for a couple, a family or investors.

We can offer you support in carrying out your residential project.

Get the complete file and more information from your dedicated agent, Elodie SALA (Commercial Agent – RSAC n° 899 543 151 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/mon52163](https://lucasfox.com/go/mon52163)

Views, New build, Gated Community

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