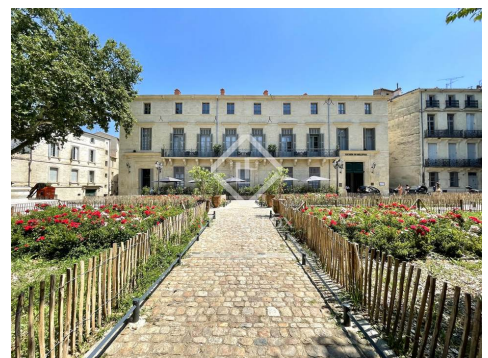
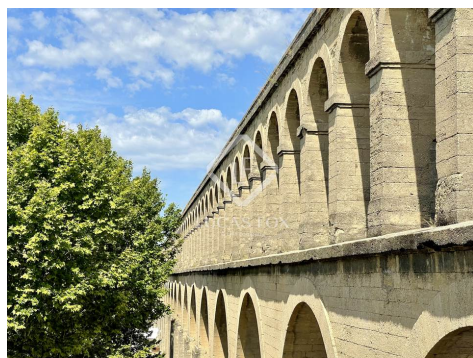
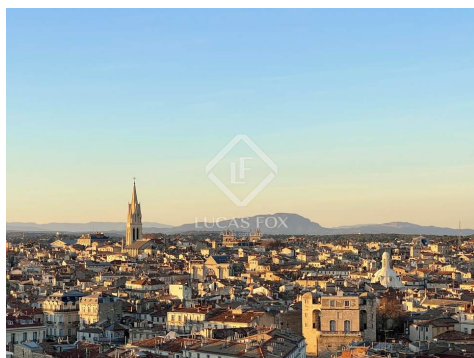
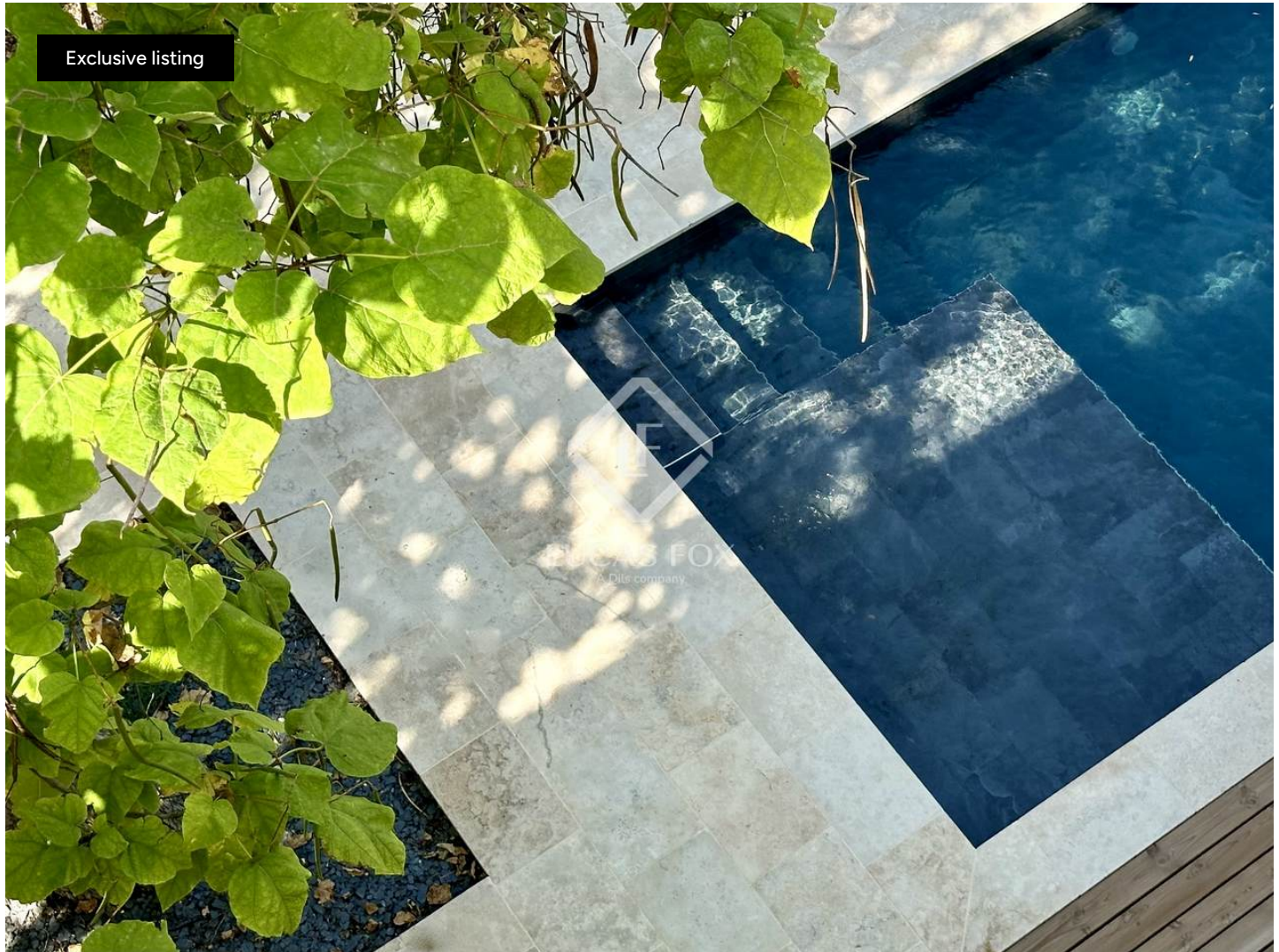


€3,000,000 House / Villa - For sale - Exclusive listing

Excellent 8 Bedroom house / villa with 1,430m² garden for sale in Montpellier Centre

France » Montpellier » Montpellier Centre » 34000

8	8	630m ²	1,800m ²	200m ²	1,430m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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Arceaux de Montpellier, hidden from view in a wooded park, charming, perfectly renovated mansion

Co-exclusive Lucas Fox International Properties, located in the prime Arceaux area of Montpellier, with a unique view of the aqueduct, exceptional 19th-century mansion.

Confidential location benefiting from two entrances, each with access to the 1,800 m² wooded and landscaped garden, sheltered from view: multiple parking spaces, garage, outbuildings (105 m²), pool house, swimming pool, pétanque court and terraces.

Built in the center of the plot, the house consists of four main levels with a surface area of 510 m² and a rooftop, all perfectly open on the four facades, with different entrances. The property has recently been tastefully renovated to benefit from all modern comforts.

The living areas occupy almost the entire ground floor: entrance hall, reception room, reading room, dining room, kitchen, bedroom, and separate toilet. The various terraces of this property have easy access.

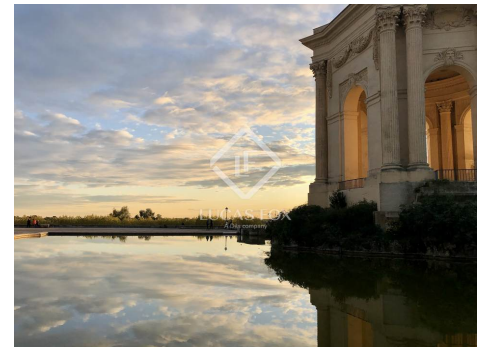
On the first floor, there are four large suites with bathrooms and toilets, and on the second floor, two suites with kitchenettes, shower rooms, and toilets. Two rooftop terraces offer a unique view of the garden, the Arceaux, and its aqueduct.

The semi-underground level has a large laundry room and multiple storage rooms, with the possibility of installing a gym, a cinema room, a games room, etc.

In the garden, the air-conditioned outbuilding of approximately 80 m² completes this ensemble with a bedroom, a bathroom and a kitchen (with a magnificent glass roof). Another independent room can be used as a workshop, garage or gym.

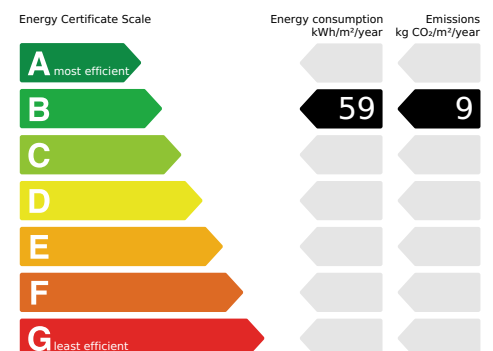
A unique, perfectly renovated house ideally located, facing the future Esplanade des Arceaux. Get the complete file and more information from your dedicated agent, Fanny LE CANN, Commercial Agent - RSAC n° 929 430 114 Montpellier.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.



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Terrace, Swimming Pool, Heated swimming pool, Garden, Private garage, Gym, Wooden flooring, Period features, Period Building, Natural light, Mosaic tile flooring, High ceilings, Parking, Communal terrace, Well, Utility room, Transport nearby, Storage room, Service entrance, Renovated, Pet-friendly, Panoramic view, Open kitchen, Near international schools, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Beauty salon, Balcony, Alarm, Air conditioning

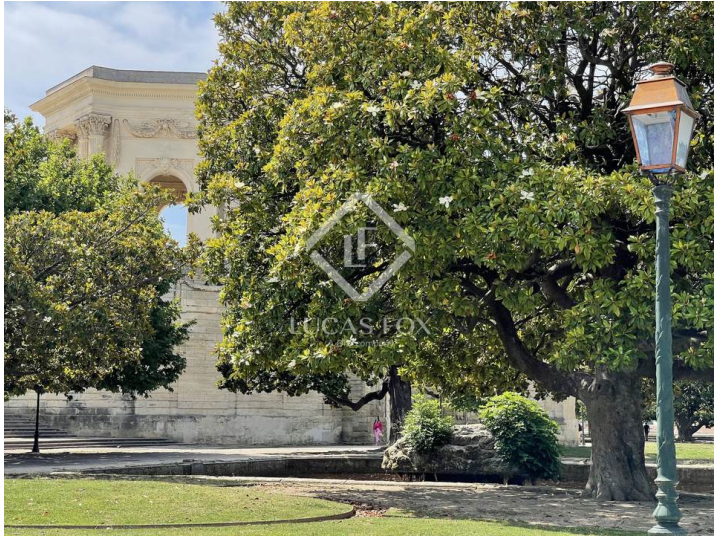


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