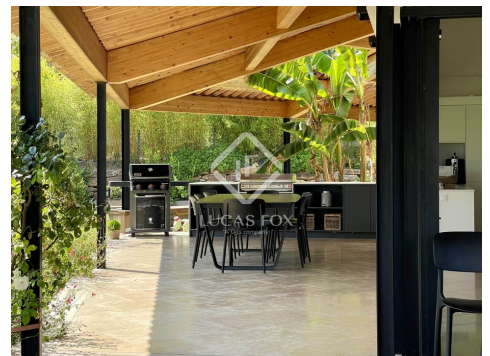
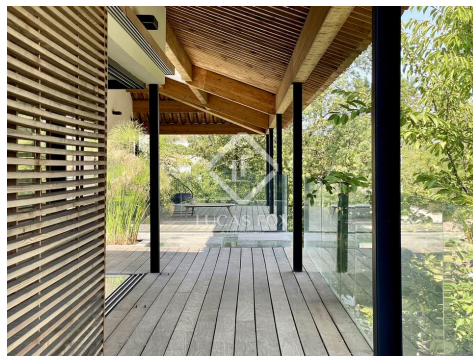


€2,490,000 House / Villa - For sale

## Excellent 5 Bedroom house / villa with 150m<sup>2</sup> terrace for sale in Montpellier Region

France » Montpellier » Montpellier Region » 34980

5	3	403m <sup>2</sup>	3,000m <sup>2</sup>	150m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



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€2,490,000 House / Villa - For sale

## Excellent 5 Bedroom house / villa with 150m<sup>2</sup> terrace for sale in Montpellier Region

**Saint-Gély-du-Fesc, in a private cul-de-sac, architect-designed house of 400 m<sup>2</sup> with panoramic view and designed with great taste**

Lucas Fox International Properties, at the end of a private cul-de-sac located on the heights of Saint-Gély-du-Fesc, elegant contemporary house with panoramic view.

Built in 2020 on 3,000 m<sup>2</sup> of land, this 400 m<sup>2</sup> property is mainly on one level and extends over more than 150 m<sup>2</sup> of terraces. The services offered provide an excellent quality of life: large Technal bay windows, home automation, solar panels, rainwater control basin, underfloor heating and cooling, double height ceilings and large spaces. The wooded patio, the pond with waterfall and the omnipresence of wood give the house a peaceful atmosphere.

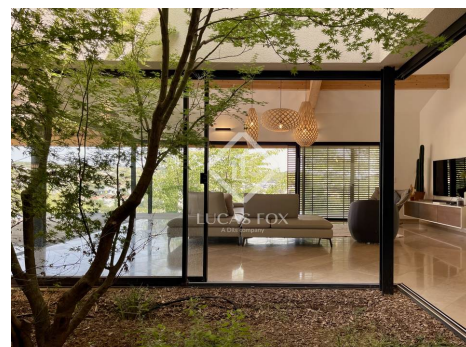
It consists of an entrance hall with dressing room, a living room, a dining room, a large Leicht kitchen with island, a pantry/laundry room, separate toilets, a master wing with bedroom, a bathroom, an office and toilets. The other wing of the house has three other bedrooms, a large bathroom and separate toilets. Upstairs, there is a 5<sup>th</sup> bedroom with bathroom, toilet and terrace, a library lounge and a relaxation room. In the basement, the property has a large garage of 100 m<sup>2</sup> and various spaces for home cinema, music room with complete soundproofing and wine cellar.

The various covered terraces extend all the rooms (including the bedrooms) and allow for daily life in the In & Out spirit: living room, dining room and outdoor kitchen. The bedrooms benefit from the same comfort. A delightful vegetable garden adjoins the kitchen while a patio with banana trees and a small bamboo grove gives the impression of traveling in the master suite. Here, the materials have been chosen with great care, the bays and glass railings allow you to enjoy, from all angles, the vegetation of this setting.

The exteriors are fully furnished and landscaped: large porch for 4 vehicles at the entrance to the house to enhance the garage, bowling alley, sunbathing area, Tropezian terrace with dominant view, large relaxation area around the double infinity pool.

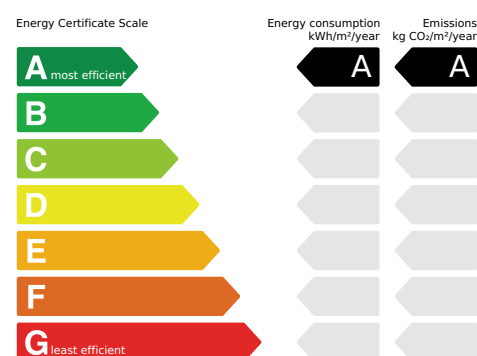
The property is absolutely unique and the absence of a roof terrace allows you to enjoy exceptional volumes. Ideal for a couple or a family.

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/mon52788](https://lucasfox.com/go/mon52788)

Mountain views, Terrace, Swimming Pool, Heated swimming pool, Garden, Private garage, Gym, Natural light, High ceilings, Underfloor heating, Parking, Modernist building, Wheelchair access, Well, Walk-in wardrobe, Views, Utility room, Storage room, Solar panels, Service entrance, Security, Panoramic view, Outdoor kitchen, Open kitchen, Home cinema, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, City views, Built-in wardrobes, Beauty salon, Barbecue, Balcony, Alarm



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