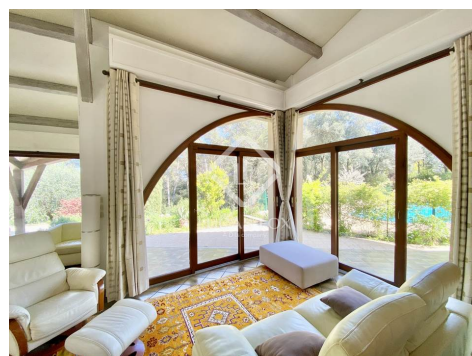


€1,150,000 House / Villa - For sale

5 Bedroom house / villa for sale in Montpellier Region, Montpellier

France » Montpellier » Montpellier Region » 34980

| | | | |
|----------|-----------|-------------------------|---------------------------|
| 5 | 4 | 290m² | 9,806m² |
| 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

€1,150,000 House / Villa - For sale

5 Bedroom house / villa for sale in Montpellier Region, Montpellier

France » Montpellier » Montpellier Region » 34980

| | | | |
|----------|-----------|-------------------------|---------------------------|
| 5 | 4 | 290m² | 9,806m² |
| Bedrooms | Bathrooms | Floorplan | Plot size |

OVERVIEW

North of Montpellier, between Saint-Gély and Grabels, in the heart of the pine forest of the Plateau du Piquet estate, an architect-designed house with unique charm

Lucas Fox International Properties, north of Montpellier between Saint-Gély-du-Fesc and Grabels in the heart of the pine forest, in the discreet and secure subdivision of Plateau du Piquet, architect-designed house with unique charm.

Within a protected natural area, this resolutely 90s-style villa blends perfectly into the preserved and perfectly maintained nature of this wooded park of almost one hectare.

The property is divided into three separate buildings; a terrace partly covered by porches, also with a dining area with barbecue, connects the whole.

The main house is approximately 208 m² and opens onto a large living room facing due east with its adjoining kitchen. The ground floor is completed by the master suite, with its dressing room and bathroom, which benefits from a large skylight which also benefits the main room thanks to a large bay window.

Upstairs, admire the authenticity of the house's architecture thanks to the plunging view from a cocooning space, towards the lower level. A library that blends harmoniously into the framework, a bedroom as well as a solarium overlooking the garden due east make up this floor.

A first annex is organized around an office, a laundry room and a garage in the basement that can accommodate two vehicles. These outbuildings can easily be attached to the main building.

The last part of the complex is similar to an independent two-storey house with three bedrooms, ideal for accommodating family or friends, overlooking the swimming pool.

These two annexes represent almost 120 m². Near the main building and the guest house, we find the large protected swimming pool of 11 m by 6 m which dominates the park.



lucasfox.com/go/mon54655

Mountain views, Terrace, Swimming Pool, Garden, Private garage, Period features, Period Building, Natural light, High ceilings, Parking, Views, To renovate, Storage room, Service entrance, Security, Pet-friendly, Panoramic view, Open kitchen, Library, Interior, Heating, Gated Community, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Barbecue, Air conditioning

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

€1,150,000 House / Villa - For sale

5 Bedroom house / villa for sale in Montpellier Region, Montpellier

France » Montpellier » Montpellier Region » 34980

| | | | |
|----------|-----------|-------------------------|---------------------------|
| 5 | 4 | 290m² | 9,806m² |
| Bedrooms | Bathrooms | Floorplan | Plot size |

In the lower part of the land, a 40 m² greenhouse is located on this flat part of the plot which is ideal for an orchard or vegetable garden. Also note a significant number of parking spaces.

Obtain the complete file and additional 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.

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

€1,150,000 House / Villa - For sale

5 Bedroom house / villa for sale in Montpellier Region, Montpellier

France » Montpellier » Montpellier Region » 34980

| | | | |
|----------|-----------|-------------------------|---------------------------|
| 5 | 4 | 290m² | 9,806m² |
| Bedrooms | Bathrooms | Floorplan | 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 • lucasfox.com • 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France