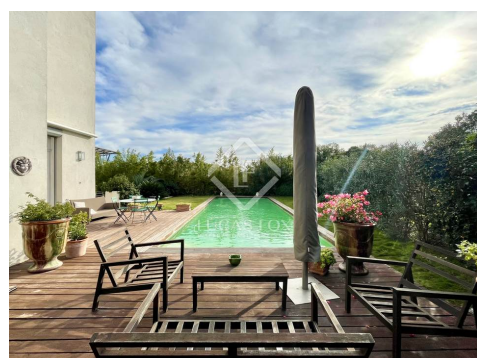


€1,260,000 House / Villa - For sale - Reduced Price

## 6 Bedroom house / villa for sale in Montpellier Centre, Montpellier

France » Montpellier » Montpellier Centre » 34000

<b>6</b>	<b>3</b>	<b>318m<sup>2</sup></b>	<b>863m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

## Surrounded by an intimate garden in the city center of Montpellier, charming Art Deco style mansion with swimming pool, basement and double garage

Co-exclusive Lucas Fox International Properties, in the city center of Montpellier, mansion with a unique style.

Built in 1950 on a plot of 863 m<sup>2</sup>, charming family home with a cumulative surface area of 318 m<sup>2</sup> with basement, swimming pool, parking spaces and double garage. Not overlooked and perfectly protected from the noise of the city, it is open on all 4 sides, for optimal living comfort.

The bourgeois layout of the period is well respected and is structured as follows. On the ground floor, there is an entrance, a large living room with fireplace and library, an office, a dining room and a large kitchen. The living rooms are turned towards the terraces, the garden and its swimming pool. Independent access to the office allows for professional activity, in complete privacy.

The 1<sup>st</sup> floor has a master suite with dressing room and a large bathroom. The two other bedrooms share a shower room. The 2<sup>nd</sup> floor has a bathroom and two additional bedrooms, one with a dressing room. There is also a laundry room, a wine cellar and a gym on the mezzanine. This level benefits from both interior and exterior access.

Built in the center of the plot, it is possible to go around it. Different spaces make up the exteriors: garden with swimming pool (4 m x 12 m) with terrace, pétanque ground, games area with trampoline, entrance with automatic gate and outdoor parking for 2-3 vehicles. With a surface area of 35 m<sup>2</sup> a double garage adjoins the house and can be transformed into an outbuilding, games room or workshop.

This property is for architecture lovers: art deco style, cement tiles, interior and exterior ironwork, exposed Eiffel roof truss, woodwork and windows with small woods. Some work would improve its comfort and energy class: double glazing and air conditioning to be standardized and insulation to be reinforced.

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/mon55146](https://lucasfox.com/go/mon55146)

Terrace, Swimming Pool, Private garage, Period features, Period Building, Natural light, High ceilings, Parking, Well, Views, Utility room, Transport nearby, Storage room, Pet-friendly, Panoramic view, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Built-in wardrobes, Alarm, Air conditioning

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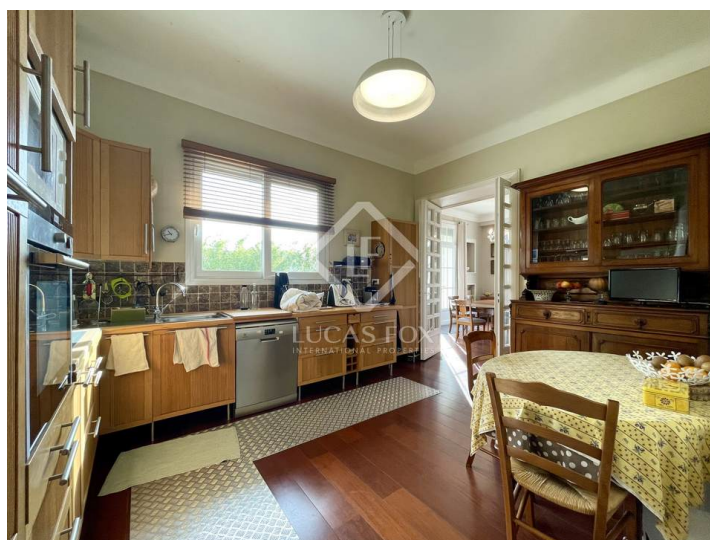


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