

€925,000 House / Villa - For sale

## Excellent 7 Bedroom house / villa for sale in Montpellier Seaside, Montpellier

France » Montpellier » Montpellier Seaside » 34130

<b>7</b>	<b>3</b>	<b>225m<sup>2</sup></b>	<b>770m<sup>2</sup></b>
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

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### OVERVIEW

## In the heart of the popular village of Mauguio, 20 minutes southwest of Montpellier, elegant, contemporary and recent villa with high-quality features

Lucas Fox International Properties, in the heart of the highly sought-after village of Mauguio, 20 minutes southwest of Montpellier and the same distance from the beaches, elegant, contemporary and recent seven-room villa with fine amenities.

Its wide entrance with dressing room opens onto a huge living room of approximately 80 m<sup>2</sup> with, in its center, a suspended Godin wood stove. Long sliding bay windows fill this beautiful living room with light as well as the open fitted and equipped kitchen, giving access to the garden. The kitchen also gives access to a first basement, serving as a pantry and wine cellar.

Still on the ground floor, a pleasant and spacious master suite with dressing room and bathroom overlooks the garden with again a large sliding bay window and a most appreciable ceiling height.

Upstairs, three bedrooms share two bathrooms as well as an office space.

On the outside, a swimming pool completes a tastefully decorated garden. Opening onto the garden, an independent part, ideal for a liberal profession, with a reception room, still offering a beautiful high ceiling, and a second gargantuan basement completes this villa.

The quality of the services is of course in line with what one would expect from a house of this standing: reversible air conditioning, underfloor heating and cooling, heat pump, sliding windows, home automation, swimming pool, aluminum joinery, etc.

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](http://www.georisques.gouv.fr).



[lucasfox.com/go/mon56349](https://lucasfox.com/go/mon56349)

Terrace, Swimming Pool, Garden, Natural light, Parking, Utility room, Storage room, Open kitchen, Interior, Heating, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Balcony, Alarm, Air conditioning

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