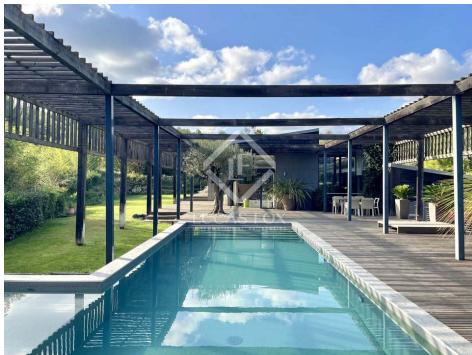
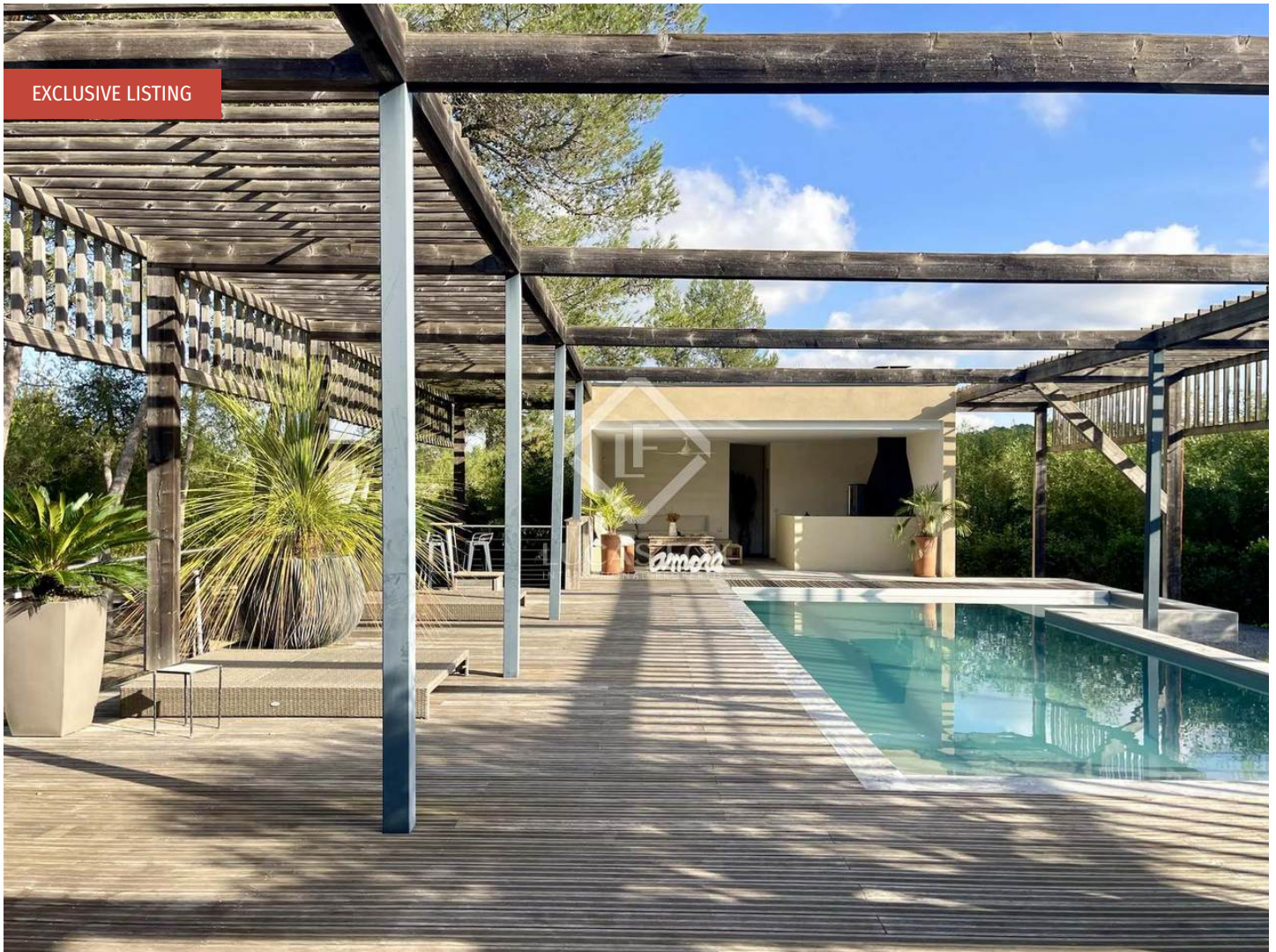


Price on request House / Villa - For sale - Exclusive listing

Excellent 5 Bedroom house / villa with 300m² terrace for sale in Montpellier Region

France » Montpellier » Montpellier Region » 34980

5	3	506m²	2,350m²	300m²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



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5 Bedrooms **3** Bathrooms **506m²** Floorplan **2,350m²** Plot size **300m²** Terrace

OVERVIEW

Domaines des Vautes, in an intimate setting, elegant architect-designed house of 350 m² with swimming pool, large garage, home cinema, games room and wine cellar

Exclusive to Lucas Fox International Properties, located a few minutes north of Montpellier, in the famous Domaine des Vautes in Saint-Gély-du-Fesc, elegant architect-designed house with many assets.

On a plot of 2,350 m² sheltered from view, superb architectural signature of 350 m² of living space with 5 bedrooms, more than 300 m² of terraces including one with swimming pool and pool house, and 160 m² of annexes (triple garage of 61 m² with workshop, patios, 54 m² of storage...).

The property is made up of 3 main spaces. The living rooms include an entrance, a large living room with corner and sliding windows, a dining room linked to the island kitchen, a back kitchen/pantry, a laundry room, an office and a guest toilet. These through rooms extend onto various terraces (dining area, outdoor lounge and patio). A vegetable garden adjoins the kitchen.

The sleeping area, meanwhile, offers 5 bedrooms (4 share 2 bathrooms) including a master suite with dressing room and bathroom. Finally, for leisure, there is a superb home cinema, a games room opening onto a patio, a lounge, a 25 m² wine and tasting cellar.

Outside, enjoy the swimming pool area (12.3 m x 4 m with a 2 m x 4 m beach) with a 35 m² pool house, a real kitchen and its custom-made BBQ, a dining room, storage and toilets. Adjoining pétanque ground and trampoline area. Orchard of apricot trees imported from Armenia.

For added comfort, 54 m² of additional space is intended for storage. Triple garage, 3 carports and 6 outdoor parking spaces are completed by a workshop and additional storage. Built in 2010, the property has undergone two major developments, in 2017 and 2022, to improve comfort. Complete file with plans and invoices.

File and price on request.



lucasfox.com/go/mon56592

Terrace, Swimming Pool, Heated swimming pool, Garden, Private garage, Vineyards, Natural light, High ceilings, Underfloor heating, Parking, Modernist building, Views, Utility room, Storage room, Security, Renovated, Playroom, Pet-friendly, Outdoor kitchen, Open kitchen, Home cinema, Heating, Gated Community, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Barbecue, Alarm, Air conditioning

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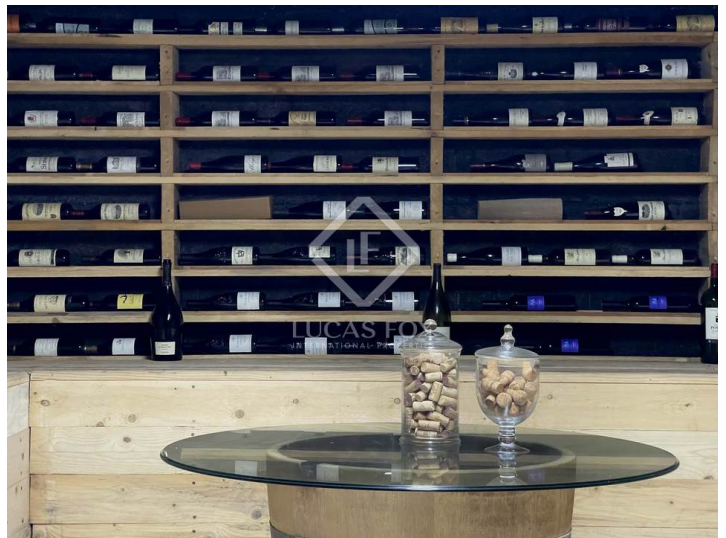
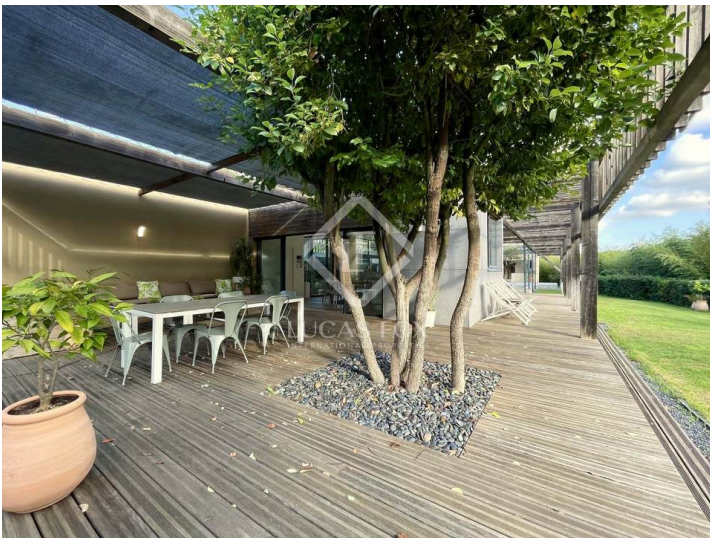
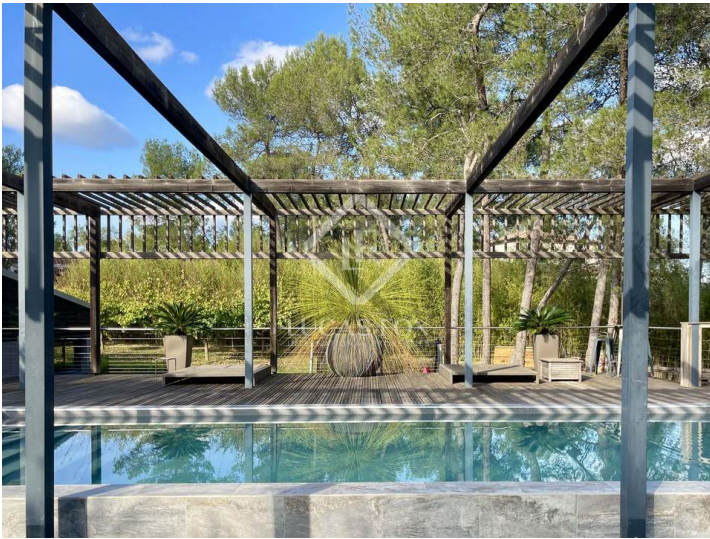
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Information on the risks to which this property is exposed is available on the website: www.georiques.gouv.fr



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