

€1,095,000 House / Villa - For sale - Exclusive listing

## Excellent 6 Bedroom house / villa with 50m<sup>2</sup> terrace for sale in Montpellier Region

France » Montpellier » Montpellier Region » 30220

<b>6</b>	<b>5</b>	<b>258m<sup>2</sup></b>	<b>2,430m<sup>2</sup></b>	<b>50m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace

EXCLUSIVE LISTING



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

## Renovated farmhouse located in an exceptional living environment bordered by vines, on almost 2,500 m<sup>2</sup> of garden with swimming pool and outdoor living areas

Lucas Fox International Properties, in the charming Camargue region, a genuine farmhouse, fully renovated and in conformity, located 5 minutes from Aigues-Mortes and its salt marshes, in a unique setting.

Enjoy a breathtaking panoramic view of Mont Ventoux. This dual-aspect house and its outdoor living spaces are an invitation to relax, in a peaceful setting, both inside and out. Tastefully renovated with quality materials, this property surprises with its sunshine and good living conditions.

Built in the center of a 2,430 m<sup>2</sup> plot, this 260 m<sup>2</sup> house adorned with a magnificent wisteria and bordered by a bucolic garden, benefits from a vast living room with cathedral living room and central stove. Perfectly through, this space includes a living room, a dining room and a bar. The eat-in kitchen, directly connected to the living rooms, is decorated with a large back kitchen.

The master suite on the ground floor has a dressing room and a shower room. Upstairs, there are three other bedrooms and a bathroom, a lounge and a large office overlooking the living areas. The property also houses an independent apartment with its own exterior entrance, bathroom and separate kitchen.

Outside, a real covered dining room and lounge adjoin the outdoor kitchen with its barbecue. Multiple storage spaces. Near the vines, there is a swimming pool area and a furnished outdoor lounge.

Additional assets: double garage adjoining the house, multiple outdoor parking spaces, restored charm (stone floors, wooden floors, parquet flooring, etc.), a true paradise 20 minutes from Montpellier airport, compliant construction.

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/mon56714](https://lucasfox.com/go/mon56714)

Mountain views, Terrace, Swimming Pool, Garden, Private garage, Period features, Period Building, Natural light, High ceilings, Views, Renovated, Pet-friendly, Panoramic view, Outdoor kitchen, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Barbecue

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