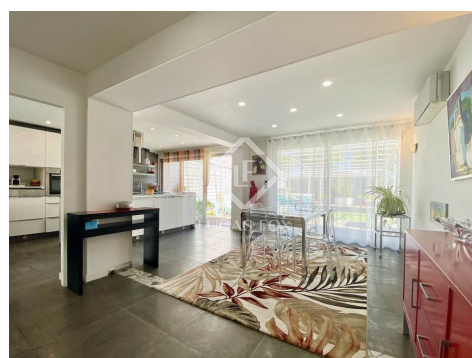


€580,000 House / Villa - For sale

## 4 Bedroom house / villa for sale in Montpellier Seaside, Montpellier

France » Montpellier » Montpellier Seaside » 34250

<b>4</b>	<b>2</b>	<b>160m<sup>2</sup></b>	<b>390m<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

€580,000 House / Villa - For sale

## 4 Bedroom house / villa for sale in Montpellier Seaside, Montpellier

France » Montpellier » Montpellier Seaside » 34250

<b>4</b>	<b>2</b>	<b>160m<sup>2</sup></b>	<b>390m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size

### OVERVIEW

## Co-exclusive, in a quiet subdivision protected from tourists in the summer, villa of 161 m<sup>2</sup> of living space on a plot of 384 m<sup>2</sup>

Co-exclusive Lucas Fox International Properties, family home in the heart of Palavas-les-Flots, 10 min walk from the beaches and all amenities.

In a quiet development sheltered from tourists in the summer, this 161 m<sup>2</sup> villa on a 384 m<sup>2</sup> plot boasts four bedrooms and a total of seven rooms. At the front of the property, a courtyard with an electric gate allows for easy parking of three vehicles and a shed.

The entrance is through a south-facing veranda that illuminates the living room and its generous ceiling height. A second part of the veranda currently serves as an office, with the master bedroom, its dressing room, and its bathroom at the back.

The living room, very bright, is through with its kitchen equipped with a central island and a dining room area which opens onto the exterior.

The garden features a terrace on the house side where you can sit down at a table near the kitchen. A large jacuzzi is located in one corner.

Access to the upper floor is via two staircases, one from the living room and the other from the garden, making it possible to make part of the upper level independent for tourist rentals, for example. Two bedrooms, potentially three, share a bathroom.

Air conditioning and electric shutters are present in all rooms.

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/mon60371](https://lucasfox.com/go/mon60371)

Garden, Jacuzzi, Natural light, High ceilings, Parking, Storage room, Renovated, Pet-friendly, Open kitchen, Interior, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Alarm, Air conditioning

**Contact us today for more information or to arrange a viewing**

+33 4 67 60 59 14 • [montpellier@lucasfox.com](mailto:montpellier@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France

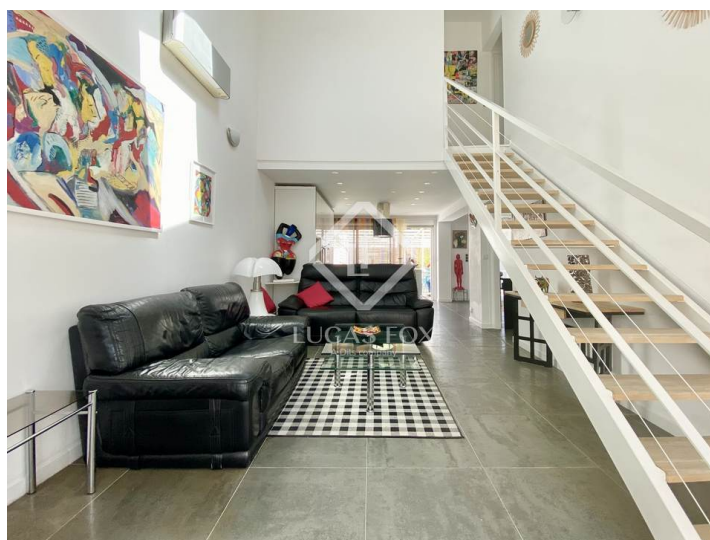


€580,000 House / Villa - For sale

## 4 Bedroom house / villa for sale in Montpellier Seaside, Montpellier

France » Montpellier » Montpellier Seaside » 34250

<b>4</b>	<b>2</b>	<b>160m<sup>2</sup></b>	<b>390m<sup>2</sup></b>
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