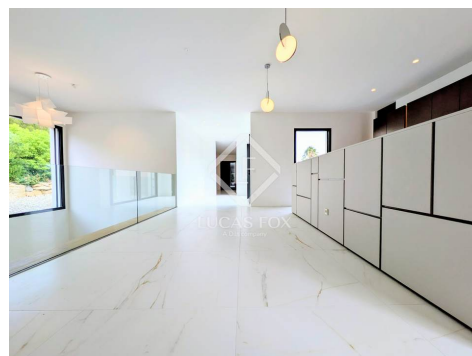
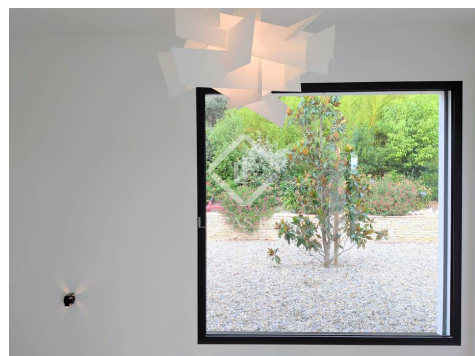
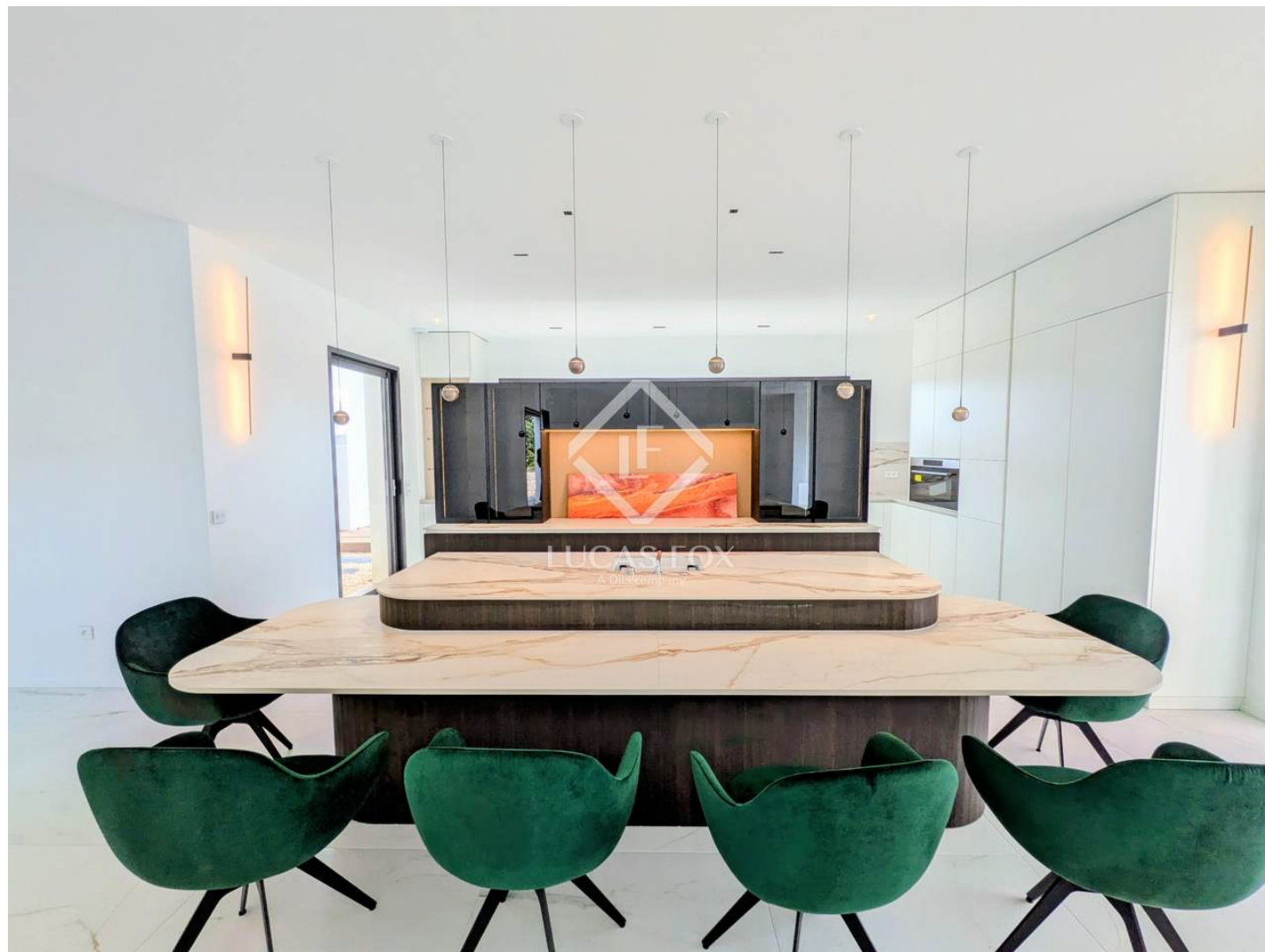


€2,200,000 House / Villa - For sale

Excellent 3 Bedroom house / villa for sale in Montpellier Region, Montpellier

France » Montpellier » Montpellier Region » 34000

3	3	415m ²	3,600m ²
Bedrooms	Bathrooms	Floorplan	Plot size



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€2,200,000 House / Villa - For sale

Excellent 3 Bedroom house / villa for sale in Montpellier Region, Montpellier

Halfway between Montpellier and Nîmes, 5 minutes from the motorway, exceptional new property, mainly on one level, with its landscaped grounds of 3,600 m²

Co-exclusive Lucas Fox International Properties, exceptional new property halfway between Montpellier and Nîmes, in a village of character.

5 minutes from the motorway, in a dominant position, exceptional new property, mainly on one level, of 310 m² with high-end fittings and its landscaped grounds of 3,600 m², on the edge of the scrubland.

With four exposures, the property offers superb views, particularly of the garden. The 3-meter-high ceilings, floor-to-ceiling doors, and sliding bay windows accentuate the space. The ambiance is minimalist and upscale.

The living areas are composed as follows: a large cathedral entrance with cupboards, a small open living room/office, a double open living room with a kitchen/diner, a living room and a dining room, a laundry room and storage, and a wine cellar. The sleeping area includes two suites, including a master wing with a real dressing room and a bathroom. Another bedroom and a guest toilet complete this space.

The bioclimatic pergola adjoins the living room so you can enjoy the panoramic view and the garden in all seasons. Right next to it, you can enjoy the heated swimming pool and its terrace. The rest of the garden is planted with plants and trees, including some fruit trees. An outbuilding can be used as a superb office, a gym, and/or a winter garden.

Other features: home automation, alarm, automatic detection lighting, electric shutters and BSO, underfloor heating and cooling, double closed garage and outdoor parking.

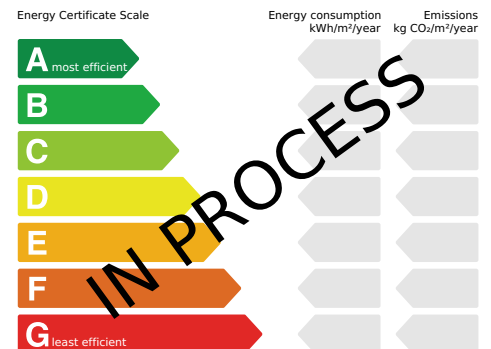
Obtain the complete file and additional information from your dedicated agent, Sébastien ANGLADE, Commercial Agent - RSAC n° 813 793 833 Montpellier.

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



lucasfox.com/go/mon62609

Mountain views, Terrace,
Heated swimming pool, Garden,
Private garage, Gym, Natural light,
Parking, Modernist building,
Utility room, Storage room, Playground,
Pet-friendly, Panoramic view,
Open kitchen, Interior, Heating,
Exterior, Equipped Kitchen,
Double glazing, Domotic system,
Chill out area, Alarm, Air conditioning

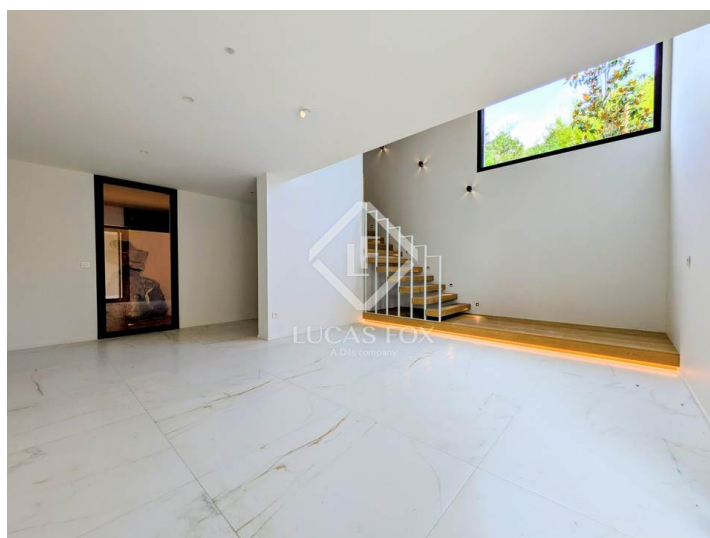
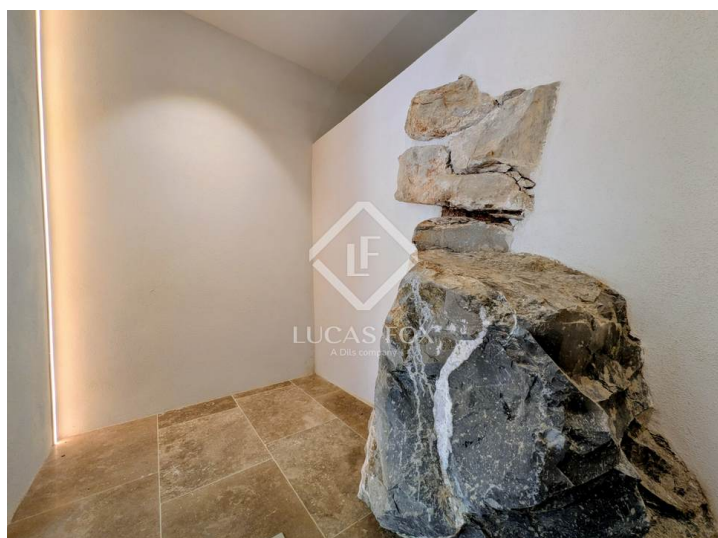
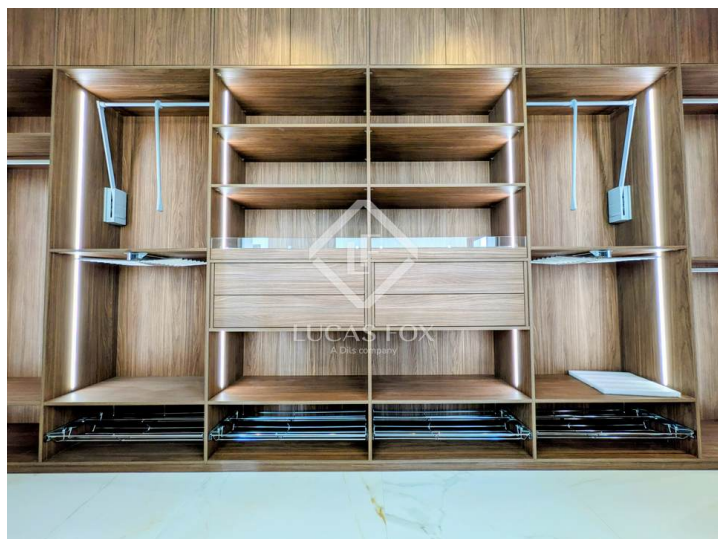


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