

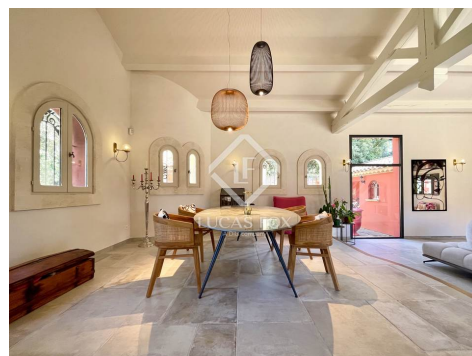
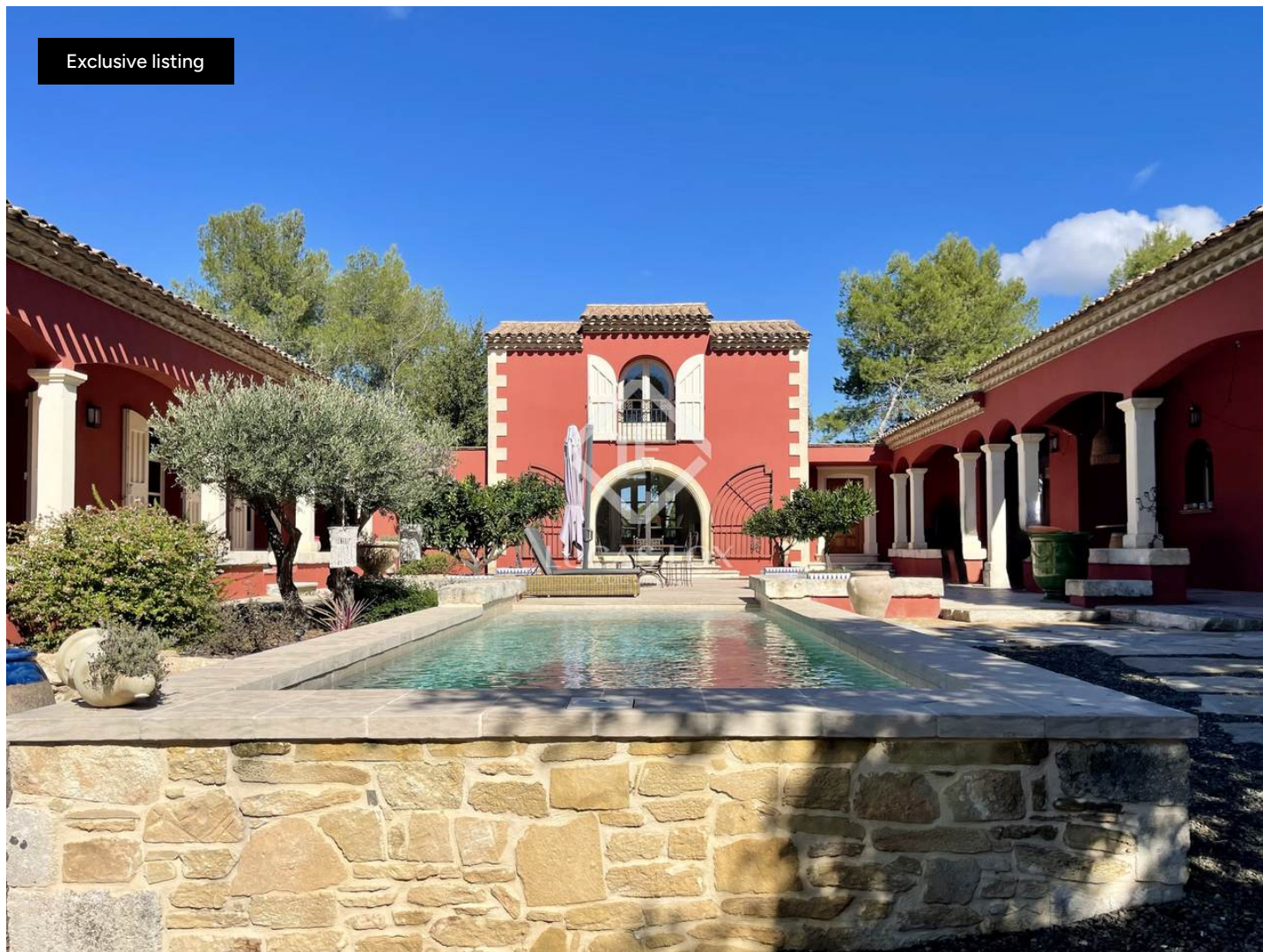
€1,895,000 House / Villa - For sale - Exclusive listing

## 6 Bedroom house / villa with 100m<sup>2</sup> terrace for sale in Montpellier Region

France » Montpellier » Montpellier Region » 34000

6	2	315m <sup>2</sup>	3,600m <sup>2</sup>	100m <sup>2</sup>
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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**30 minutes from Montpellier, recently renovated character property and its wooded park, with outbuilding, garage, swimming pool and workshop**

Exclusive to Lucas Fox International Properties, unique property with its park located in Aubais, a characterful village 30 minutes from Montpellier and 8 from the motorway.

Inspired by haciendas, its previous owner built it around thirty years ago around a former hunting lodge. The work is particularly elaborate; different Master Craftsmen applied their knowledge to stone, wood, and iron.

Recently modernized, it now benefits from all modern comforts: ducted air conditioning on the night side, underfloor heating/cooling in the living areas, bay windows to provide transparency with the garden; creation of a swimming pool, an outbuilding, a double garage, two entrances, transformation of the park and much more.

Entirely on one level, it is composed as follows: entrance hall, living room and dining room with double height ceiling and exposed beams, bodega, office, eat-in kitchen and its back kitchen, laundry room. The night area, more bourgeois, has 5 bedrooms including a master with double bathroom.

Various spaces complete this ensemble: outbuilding with patio, stone workshop (also independent, ideal for practicing a profession or other), double garage, vast storage space (ideal for a wine cellar). The property is dual-aspect on all 4 exposures, all the rooms continue with walkways and terraces. A summer lounge even adjoins the kitchen, directly connected to the swimming pool.

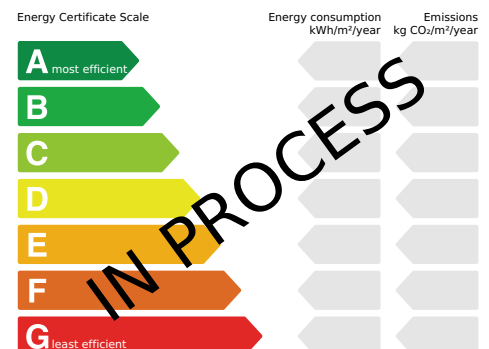
The main terrace connects most of the property's rooms and, during certain seasons, becomes a veritable open-air living space. The swimming pool blends in perfectly and offers a delightful view of the park's vegetation. The tall pine trees, olive trees, and scrubland trees provide plenty of freshness and an intimate living environment, accentuated by the fountain.

Additional plans and photos are available on our website. 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).



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Terrace, Garden, Private garage,  
Wooden flooring, Period features,  
Natural light, High ceilings,  
Underfloor heating, Parking,  
Utility room, Storage room,  
Service entrance, Renovated, Fireplace,  
Equipped Kitchen, Double glazing,  
Built-in wardrobes, Barbecue, Balcony,  
Alarm, Air conditioning



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