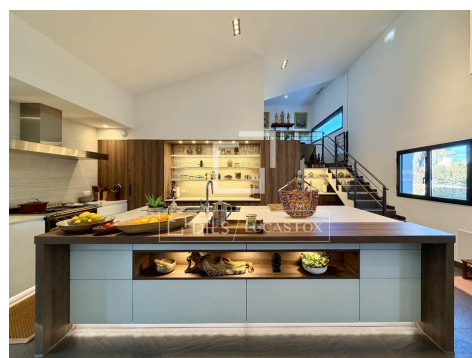
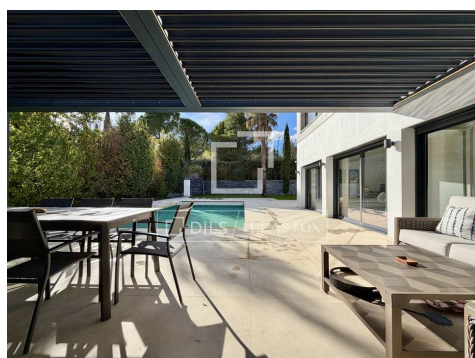


€2,100,000 House / Villa - For sale - New listing

Excellent 5 Bedroom house / villa with 1,400m² garden for sale in Montpellier Region

France » Montpellier » Montpellier Region » 34980

5	5	360m ²	200m ²	1,400m ²
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



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

€2,100,000 House / Villa - For sale - New listing

Excellent 5 Bedroom house / villa with 1,400m² garden for sale in Montpellier Region

In Montferrier-sur-Lez, a family architect-designed house with high-end amenities and spacious rooms: 5 suites, home cinema, garage and private driveway

Exclusive to Lucas Fox International Properties, located in the town of Montferrier-sur-Lez, equidistant between its historic center and shopping centers, only 20 minutes from the escutcheon, a delightful spacious and family architect-designed house with high-end amenities.

Its private driveway ensures complete privacy and provides parking for numerous vehicles in addition to the garage. Built in two phases and renovated just two years ago, its 360 square meters are comprised as follows:

On the daytime side, an entrance hall with built-in wardrobes leads to an impressive double-height living room of approximately 100 square meters. It comprises a lounge, a dining room, and a magnificent island kitchen with a tea/coffee station, reminiscent of a hotel. Walnut wood and granite were the primary materials used throughout. The room is bright and airy, with windows on both sides. A dining terrace with a bioclimatic pergola and outdoor lounge area extends the living space.

A second living room/library with ample closet space offers privacy, as does an office. The separate laundry room adds further functionality to the property, as do the numerous storage areas.

On the bedroom side, there are 5 large suites built to American standards, each with closets and bathrooms with toilets. Two of them are on the ground floor, including the master suite, which features a dressing room, vanity area, and spacious bathroom.

The gym and home cinema are major assets. They complement the comfort of this property, which already includes numerous amenities: ducted air conditioning + underfloor heating/cooling; sliding glass doors with roller shutters and screens; stereo system recessed into the ceiling in all rooms; solar panels (16k), making the house self-sufficient during the summer season.

A few details, the following elements are less than a year old: the interior and exterior paintwork, the same for the high-end kitchen and its appliances, the heating/cooling system for the house and the swimming pool, as well as the electrical panel.

Obtain the complete file and more information from your dedicated agent, Elodie SALA Commercial Agent - RSAC n° 899 543 151 Montpellier.

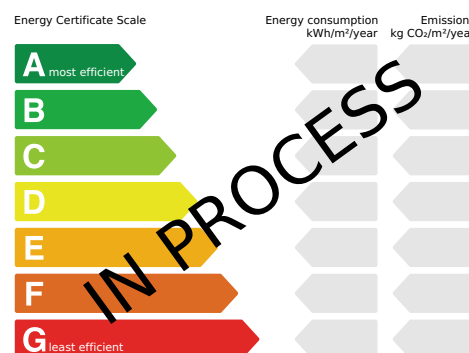
Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 · montpellier@lucasfox.com · lucasfox.com · 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France



lucasfox.com/go/mon66212

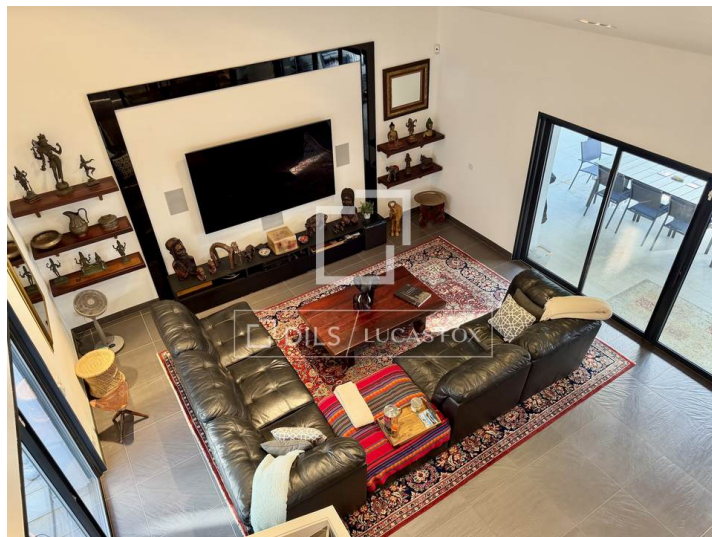
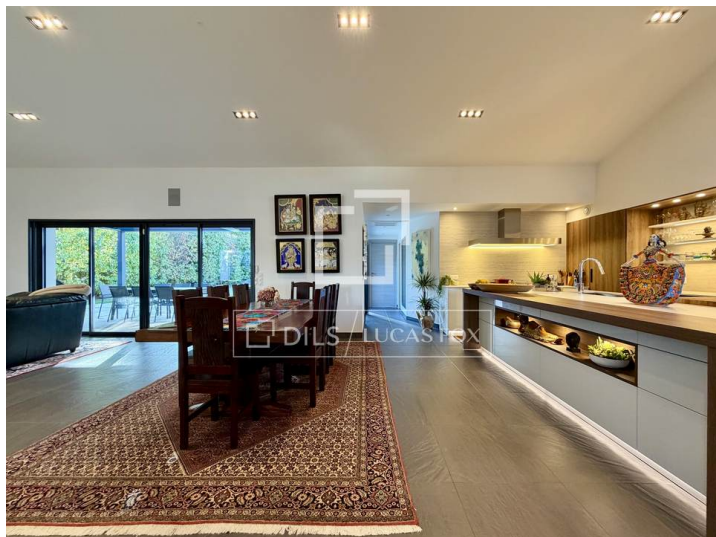
Terrace, Swimming Pool, Heated swimming pool, Garden, Private garage, Gym, Natural light, High ceilings, Underfloor heating, Parking, Modernist building, Utility room, Tourist License, Storage room, Solar panels, Security, Renovated, Open kitchen, Home cinema, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Built-in wardrobes, Beauty salon, Barbecue, Balcony, Alarm, Air conditioning



€2,100,000 House / Villa - For sale - New listing

Excellent 5 Bedroom house / villa with 1,400m² garden for sale in Montpellier Region

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



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