



House

MONTPELLIER (34)

1 080 000 €\*

\* Agency fees to be paid by the seller



180 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Exclusively 10 minutes from the gates of Montpellier Come and discover this magnificent contemporary villa with clean lines of 180 m<sup>2</sup> with its independent studio. You will appreciate the volumes overlooking this beautiful Bali swimming pool with its fountain and jacuzzi. The 60 m<sup>2</sup> living room and this spirit inside, outside with large joinery, opens onto a beautiful covered terrace facing south/west letting the sun shine through thanks to 3 skylights. Pretty stone walls as well as a green wall harmonize this beautiful exterior. On the Ground Floor: A 28 m<sup>2</sup> suite with cupboards, a bathroom and its walk-in shower. You will go upstairs via a wide rack staircase to access an office space overlooking a roof top sheltered from view and its panoramic view of the entire village. The first floor consists of 2 beautiful bedrooms of 15 m<sup>2</sup> and 14 m<sup>2</sup> with cupboards, a bathroom with double sinks and bathtub. The villa is located close to shops, schools and colleges. On the technical side: - Ducted air conditioning - Underfloor heating - Softener - Salt pool, jacuzzi, electrolysis and PH regulator - Independent studio of 30 m<sup>2</sup> To accompany this villa a large garage of 50 m<sup>2</sup> tiled and fitted out can also be transformed in a living room or fitness room. The entrance to the villa has parking for 3 cars including a car port as well as a landscaped area in the shade of an olive tree. A guaranteed favorite! Do not hesitate to contact me for this villa designed with great taste. Guillaume Soliveres [guillaume.soliveres@capifrance.fr](mailto:guillaume.soliveres@capifrance.fr)

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Guillaume SOLIVERES**

**SAINT-GELY-DU-FESC  
(34980)**

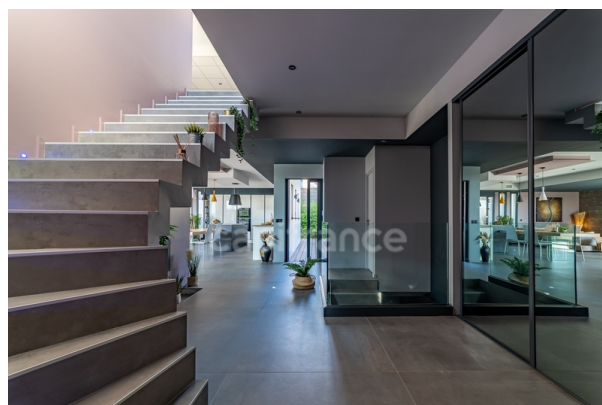
Agent

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MONTPELLIER

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 834355

Property type ..... House

Year of construction ..... 2021

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 180 m²

Surface Carrez Law ..... 150 m²

Living room surface ..... 60 m²

Land surface ..... 420 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 3

Washrooms ..... 2

### DPE/GES

DPE ..... 32

GES ..... 0

### APPENDIX

Parking ..... extérieur

Parking space ..... 3

Garage ..... 2

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Air conditioning ..... Yes

Heater ..... électricité

Heater ..... climatisation réversible

Heater ..... pompe à chaleur

Kitchen ..... américaine

Swimming-pool ..... Yes

Intercom ..... Yes



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