



725 000 €

Ref. 341V1263M

Mandate n°7893

**Buying house**

**7 rooms**

**Surface : 195 m²**

**Surface of the living : 48 m²**

**Surface of the land : 700 m²**

**Year of construction : 1981**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

#### Features :

Double Glazing, pool, cellar, Reversible air conditioning, Electric gate, Electric shutters, fireplace

6 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

05/07/2025 - Prix T.T.C



### House Montpellier

At the gates of Montpellier, near tram - In a popular residential area, magnificent quality villa offering an exceptional living environment close to all amenities. With a living area of 195 m², it also has a garage. - On the ground floor, a welcoming hall leads to a large living room of 47 m² with a fireplace, as well as a spacious mezzanine of 22 m². The 16 m² independent fitted kitchen is a real asset, as is the large 16 m² bedroom with dressing room and adjoining bathroom. - Upstairs, a hallway leads to four bedrooms, all with built-in wardrobes, offering respective areas of 10, 11, 12 and 14 m², with parquet floors for a warm atmosphere. An additional bathroom and a separate toilet are also present. The sloping attic, equipped with Velux, offers a bright space ideal for a games room or any other use. The property extends over 700 m² of wooded land, with a traditional 8 x 4 meter swimming pool and beautiful terraces, including one of 20 m² covered and closed by bay windows. The outbuildings include a garage with laundry area and an authentic helical wine cellar in the basement. The services are of high quality, with aluminum windows, double-glazed joinery, electric roller shutters, electric heating as well as reversible air conditioning and an alarm system. Just a 3-minute walk

