



1 390 000 €

**Buying villa**

7 rooms

Surface : 230 m<sup>2</sup>

Surface of the living : 75 m<sup>2</sup>

Surface of the land : 1251 m<sup>2</sup>

Year of construction : 1989

Exposition : SUD

Hot water : Electrique

Inner condition : Excellent

External condition : Exceptional

**Features :**

Pool, Pool house, Fireplace, Bedroom on ground floor, Double Glazing, Automatic Watering, Automatic gate, Calm

5 bedrooms

1 terrace

1 bathroom

4 showers

3 WC

3 garages

5 parkings

2 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

26/04/2024 - Prix T.T.C



## Villa 3312 Montpellier

Spacious single storey villa of about 230 m<sup>2</sup> on 1 250 m<sup>2</sup> of land, only 10mn from Montpellier and 5mn from the beaches, and not far from the streetcar... Located in a residential area south of Montpellier, this villa is in excellent condition and has very nice volumes. The living room, with its living room with a fireplace and its dining room, opens onto the terrace through large windows with a nice view on the landscaped garden with its pool and its pool house. Large dining kitchen fully equipped with Bulthaup. The night space is composed of four suites and an office. Its vast basement offers a triple garage, a laundry room, a gym and a storage room. And, to complete the picture, a tempered wine cellar...

Fees and charges :

1 390 000 € fees included

