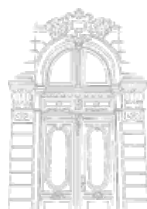


PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

PROPERTY ON THE OUTSKIRTS OF MONTPELLIER, SET IN 6.8 HA OF LAND IN A VERY QUIET LOCATION.



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SITUATION : Just a few minutes from Montpellier, but in the heart of the countryside, with no vis-à-vis or nuisances! Rare location, on 6.8 hectares of land in one piece, with woods, parklands and garrigues. Just 30 minutes from Montpellier airport and TGV train station, 10 minutes from motorways and 10 minutes from the tramway.

DESCRIPTION : This magnificent building, with 320 m² of living space, was built a little way up about 25 years ago, giving it an airy feel thanks to its dominant position. It is modern and comfortable, offering all the comforts you could wish for today. Built in the style of the most beautiful bastides in the south of France, it is on 2 levels with underfloor central heating. Access is via a courtyard protected by a beautiful wrought-iron gate. This patio gives us privileged access to the house.

On the ground floor, a very large, bright living room features a modern kitchen opening onto a large, shaded terrace. A modern glass roof serves as an office. The master bedroom has a large bathroom and wc.

Upstairs, there are 4 bedrooms with 2 shower rooms and wc. The attic is very well insulated.

The lower level (100 m²) is used for storage, a workshop, utility rooms and a garage.

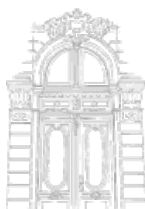
The grounds offer plenty of space, with a 15 x 7 swimming pool and fully-equipped pool house. The grounds are planted with trees and are particularly well cared for. It is irrigated by a borehole, and the house has mains water.

WHAT WE THINK: This elegant house is perfect for a family looking for peace and quiet, yet on the doorstep of Montpellier. You can pack your bags when you arrive!

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Prix : 2 500 000 € FAI

Réf. 1713 PP.



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