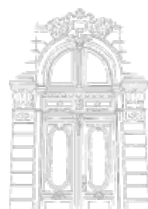


# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

## RECENT VILLA BAILLARGUES



[www.poncet-poncet.com](http://www.poncet-poncet.com)

Exclusive Affiliate of Christie's International

# PONCET & PONCET

*L'Immobilier d'Exception*  
— FRANCE —

## RECENT VILLA BAILLARGUES

Just 10 minutes from Montpellier and the airport, with easy access to the international bilingual public school, this superb modern villa offers 250 m<sup>2</sup> of living space plus annexes on landscaped grounds of almost 1450 m<sup>2</sup>, with exceptional views over the Golf course.

The house is surrounded by large terraces and a quality pool-house area, perfectly oriented, on the edge of a 13x4 metre heated swimming pool, protected by an electric curtain, offering a peaceful living environment.

The ground floor features a large living room with a fully-equipped kitchen opening onto a spacious lounge, as well as an office area or second bedroom. A master suite with bathroom and dressing room completes this level. All the living rooms and the master suite open onto the outside via large windows. The architecture plays with surprising transparency.

Upstairs, three spacious, light-filled bedrooms offer access to the terrace. A bathroom, separate shower room and dressing room complete this level.

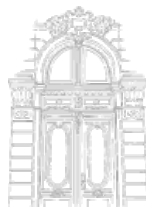
A generous pool house with barbecue and bar. A jacuzzi and petanque area provide a convivial space for entertaining. Numerous parking spaces and a 26 m<sup>2</sup> garage complete the comfort of this villa.

With underfloor heating, air conditioning and a summer kitchen, every detail has been thought through to ensure optimum comfort. With its unspoilt surroundings, this property offers total privacy in a peaceful, secure setting.

- Montpellier Méditerranée & Montpellier Sud de France airports: 10min.
- International Bilingual Private School within easy walking or cycling distance.
- A9 motorway access: 3 kilometres.
- 20min from the beaches.

Prix : 1 590 000 € FAI

Réf. 1776.BT PP.



[www.poncet-poncet.com](http://www.poncet-poncet.com)

Exclusive Affiliate of Christie's International