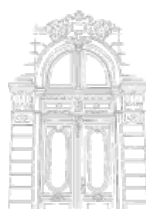
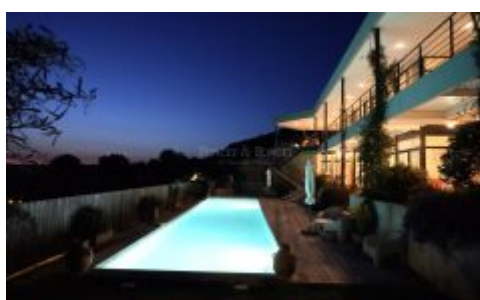
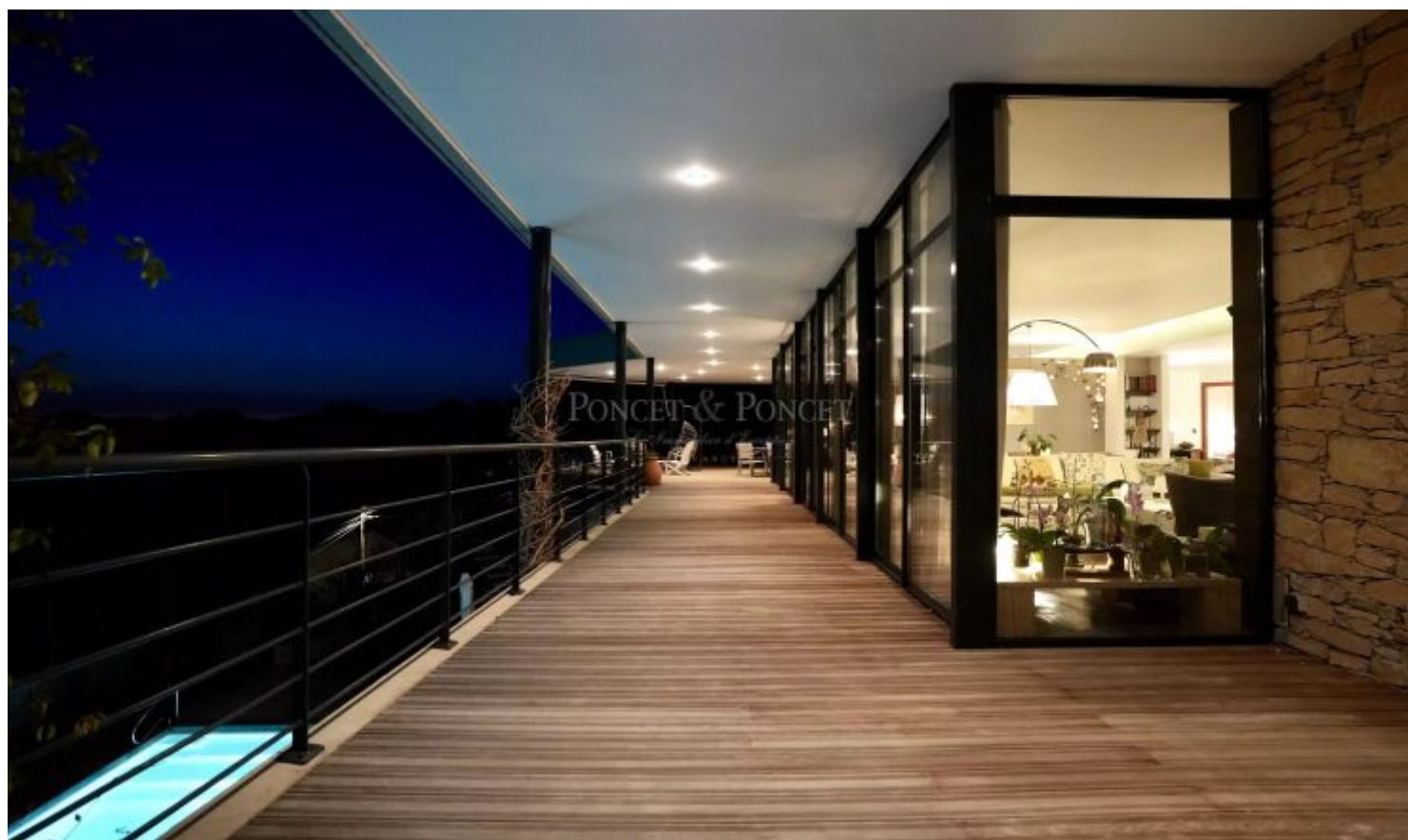


PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

SUPERB CONTEMPORARY VILLA WITH BREATHTAKING VIEWS IN A VILLAGE STEEPED IN HISTORY



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— F R A N C E —

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Location:

This property is located in a village highly prized for its history and ideal location: less than 15min from Sommières, 25min from downtown Nîmes and its TGG station, 30min from the beaches and 35min from downtown Montpellier and its airport as well as its TGV station.

Description:

This suspended villa of over 350m² on 2 levels has been imagined down to the last detail by the current owners (their 5th project) with a rare degree of finishing.

- On the 1st level, a very large living room of over 100m², entirely glazed, offers a breathtaking 180° view, like a painting, over the plain of the Vaunage, the Petite Camargue, the Canigou and the Pic Saint Loup.

To welcome guests in the best conditions, a fully-equipped kitchen opens onto the living area (completed by a large laundry room) for a total surface area of 50m².

This level offers 2 comfortable suites, including a master suite of over 40m².

All the elements of the 1st floor (living room, bedrooms, kitchen) are flanked by glazed baths and extended by suspended terraces and gardens, allowing you to enjoy the outdoors at your leisure.

- On the garden level, there are 3 additional bedrooms, each with its own bathroom. This level can be adapted to your project, to create an independent space such as a T3 apartment.

A very large swimming pool (17m x 4m) is hidden from view, allowing you to enjoy both sports and relaxation on the ipe terrace.

The property is set in grounds of over 1,600m², combining orchards and a garden planted with Mediterranean trees.

Our opinion:

With its clean lines and harmonious choice of materials, this unusual villa blends wonderfully into this listed site.

Very large cellar and wine cellar.

Beautiful fireplace in the living room.

The 2 levels can be accessed either jointly or independently, allowing guests and their vehicles multiple access.

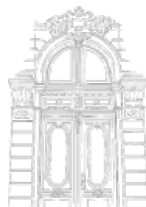
A large garage for 2 large vehicles with 2 outdoor parking spaces on the garden level and parking for at least 4 vehicles on the other level.

For further information and a visit:

Benoît ORSSAUD: + 33(6) 84 46 38 64

Prix : 1 750 000 € FAI

Réf. 1730BO PP.



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