

# PONCET & PONCET

*L'Immobilier d'Exception*

FRANCE

A CONTEMPORARY EARTH AND WATER OASIS.



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Exclusive Affiliate of Christie's International

# PONCET & PONCET

*L'Immobilier d'Exception*  
— F R A N C E —

## A CONTEMPORARY EARTH AND WATER OASIS.

### A Contemporary Oasis of Land and Water

Contemporary equestrian property.

Nestling in the heart of a sumptuous estate of over 3 hectares. Let yourself be charmed by its private wood, its olive grove adorned with over 50 trees, and its park dedicated to equines and camelids.

The villa, renovated in 2019, combines contemporary architecture with absolute comfort. It rises majestically in the middle of its estate, offering an unspoilt natural setting.

On the ground floor, there is a generous leisure and reception area including a fully equipped 100 m<sup>2</sup> pool house: lounge, top-of-the-range kitchen, etc. Adjacent, two areas of 36 m<sup>2</sup> each include a state-of-the-art gym and a relaxation room. Two bedrooms and a bathroom complete this level, offering refined private spaces.

An independent caretaker's flat:

For added convenience, the property includes a 100 m<sup>2</sup> Type 3 caretaker's flat with a separate vehicle entrance and private garden, ensuring privacy and autonomy.

### A luxurious first floor

The main floor spans 370 m<sup>2</sup>, including a 100 m<sup>2</sup> terrace offering panoramic views over the park. The 100 m<sup>2</sup> living room, with fireplace and dining area, adjoins a designer kitchen and spacious utility room.

A luminous corridor leads to the four luxurious suites, plus a separate master suite, providing comfort and privacy. All bedrooms have a private bathroom or shower room.

Enjoy an exceptional aquatic area featuring a fountain, jacuzzi, natural jump and lounge shaded by olive and palm trees, promising moments of absolute relaxation.

Additional features:

Stable.

Garage.

More than 820 m<sup>2</sup> of usable living space.

Recently renovated to a high standard.

80m borehole + BRL water.

Separate flat.

2 entrances.

Fully fenced property.

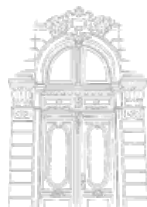
This exceptional property represents a unique opportunity where modernity blends harmoniously with the surrounding nature. We are 30 minutes from Montpellier city centre and Nîmes town centre.

Contact Poncet&Poncet - Christie's International Real Estate.

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Prix : 2 550 000 € FAI

Réf. 1814BT PP.



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