

PONCET & PONCET

L'Immobilier d'Exception
FRANCE

EXCEPTIONAL CONTEMPORARY VILLA.



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EXCEPTIONAL CONTEMPORARY VILLA.

EXCLUSIVITY.

30 min from Montpellier, 30 min from Béziers.

Discover one of the finest villas in the region, a prestigious residence of exceptional architectural design. Perched on the heights, this property offers a breathtaking view over the Hérault valley.

The villa's volumes are stretched to maximize spectacular views and open up to the surrounding landscape. A large outdoor terrace with swimming pool overlooks the valley, offering breathtaking panoramic views.

This single-storey villa is designed for optimum comfort, with generous volumes and top-of-the-range features. It is divided into two distinct spaces, separated by a majestic entrance hall: on one side, the reception and living area, and on the other, the sleeping area.

The reception area includes a living/dining room with fireplace and a comfortable lounge. An open-plan kitchen designed by Atelier de Saint-Paul, with scullery and utility room, extends this space. A true living space, this kitchen is enhanced by a transparent wine cellar and direct access to the terrace.

The terrace has been converted into an additional living and reception space, with its totally transparent hybrid closure system, with no vertical posts, allowing you to enjoy the view whatever the weather.

The sleeping area comprises four bedrooms on the first floor, one of which has been converted into a gym. All rooms open onto outdoor terraces via large bay windows. This space is complemented by a children's lounge and a bespoke checkroom.

The first floor is entirely dedicated to the parental area, including a master bedroom with large custom-made dressing room, bathroom and shower overlooking the valley. And a large study.

Additional features :

- Infinity pool.
- Secure 7-car garage + parking area.
- State-of-the-art home automation: centralized control of lights, sound, blinds, alarm and cameras.
- Intelligent home automation system with daily scenarios.
- Photovoltaic energy for a reduced ecological footprint.
- Bouldrome.

Contact Benjamin TELLE
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Prix : 3 750 000 € FAI

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