



STYLES  
IMMOBILIER - PARIS

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www.styles.fr

1 290 000 €

Buying house

6 rooms

Surface : 230 m<sup>2</sup>

Surface of the land : 2000 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud ouest

Hot water : Pompe à Chaleur

Inner condition : Renovated

Features :

Pool, Climatisation, Fireplace, Double Glazing, Laundry room, Automatic gate

5 bedrooms

1 terrace

1 bathroom

2 showers

2 WC

2 garages

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

22/10/2024 - Prix T.T.C



### House 3778 Montpellier

Ideal location on the outskirts of Montpellier. In a particularly peaceful setting, discover this large, restored 230m<sup>2</sup> family home with its 2000m<sup>2</sup> garden under the pine trees. Just a few minutes' drive from all amenities, you'll appreciate the peace and quiet. Renovated with quality materials and contemporary volumes, this house has been completely redesigned to create, on the ground floor: a vast, convivial living space with fully-equipped open-plan kitchen, dining room and sitting room with wood-burning stove. This large family villa also boasts 5 bedrooms, a laundry room, a saltwater swimming pool, a 2-car porch and plenty of parking. It also complies with ecological, technical and energy constraints: all the insulation in the walls and attic has been renewed, as have the window frames for optimum comfort. What's more, a ducted air conditioning system, powered by a heat pump, ensures definite energy savings, with an A-rated EPD. An opportunity not to be missed, unique in this area with its attractive living environment. File on request.

Fees and charges :

1 290 000 € fees included



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