



STYLES  
IMMOBILIER - PARIS

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● www.styles.fr

1 250 000 €

**Buying house**

**6 rooms**

**Surface : 180 m<sup>2</sup>**

**Surface of the living : 55 m<sup>2</sup>**

**Surface of the land : 1100 m<sup>2</sup>**

**Year of construction : 2020**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : Excellent**

**External condition : New**

**Features :**

Pool, Climatisation, Double Glazing,

Laundry room, Automatic gate

5 bedrooms

1 terrace

1 bathroom

2 showers

3 WC

2 garages

3 parkings

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

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



### House 3786 Montpellier

Ideally located in Montpellier's most sought-after neighbouring town, this recent 180 m<sup>2</sup> house with swimming pool is set in 1,100 m<sup>2</sup> of land. This beautiful development boasts a host of features in addition to its very pleasant living rooms. The sleeping areas are perfectly designed: A suite with dressing room, w/c and shower room on the ground floor and three bedrooms upstairs, one of which is an additional suite. Built in 2020, this south-facing property has a very high energy performance rating (A rating). Additional features include a beautiful swimming pool with pool cover, air conditioning (under cover), automatic gates, a two-car garage and plenty of parking. A rare property in the area that will delight its future owners. File on request.

Fees and charges :

1 250 000 € fees included

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