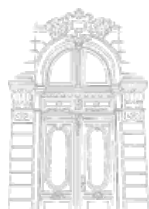


# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE

## BELLE DEMEURE MONTPELLIER CENTRE



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Exclusive Affiliate of Christie's International

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

## BELLE DEMEURE MONTPELLIER CENTRE

RARE Out of sight, in the peace and quiet, very close to the centre of Montpellier, we are offering you this beautiful, plush 320 m<sup>2</sup> residence in the heart of a 4600m<sup>2</sup> park with lush vegetation, a real haven of coolness in summer.

You will be completely transported into a green setting.

The property comprises a main house of 320m<sup>2</sup> with a workshop and garage and a single-storey bungalow of 100m<sup>2</sup> that could be used as a guest house or caretaker's cottage.

The main house comprises:

On the ground floor

- A large living/dining room with fireplace and access to the large outside terrace.
- a fitted kitchen with access to the terrace

First floor

- 1 master suite with large dressing room and bathroom
- 3 additional large bedrooms
- 2 bathrooms

Basement - Garden level :

- 1 tiled garage with kitchen area and shower room
- 1 large room with 2 storage walls that could be used as a lounge or artist's studio

The pavilion:

- living room
- 1 bedroom
- dressing room
- a bathroom
- kitchen
- shower room + wc

The swimming pool invites you to relax and socialise.

There are 3 garden sheds in the grounds.

Tram nearby.

What's more, its strategic location right in the centre of Montpellier makes it particularly practical. This is an exceptional property not to be missed! A wonderful surprise!

Prix : 1 370 000 € FAI



Réf. 1859 PP.

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