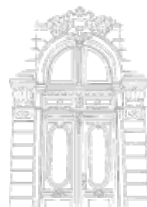


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L'Immobilier d'Exception
FRANCE

CONTEMPORARY VILLA WITH EXCEPTIONAL VIEWS



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

CONTEMPORARY VILLA WITH EXCEPTIONAL VIEWS

Contemporary Villa with Exceptional Views EXCLUSIVE LISTING

Discover one of the most stunning villas in the region, a prestigious residence perched atop a charming village. This contemporary villa offers breathtaking, unobstructed views of the Hérault Valley and its vineyards.

The villa's design maximizes its spectacular perspectives, seamlessly integrating with the surrounding landscape. A spacious outdoor terrace with an infinity pool overlooks the valley, providing a truly awe-inspiring panorama.

Designed for optimal comfort, this villa features generous spaces and top-of-the-line amenities. It is divided into two distinct areas, separated by a majestic entrance hall: on one side, the living and reception area, and on the other, the night quarters.

Living & Reception Area

Spanning 110 m², this space includes a living/dining room with a fireplace and a cozy lounge. The 35 m² open-plan kitchen, designed by Atelier de Saint-Paul, extends seamlessly onto the terrace. A true centerpiece of the home, the kitchen is enhanced by a transparent wine cellar. Additionally, a pantry with a laundry room and a conveniently located dressing room near the secondary entrance complete this space.

The terrace, designed as an additional living and entertaining area, features a hybrid opening/closing system with fully transparent panels, free from vertical supports, allowing for uninterrupted views in any weather.

Night Quarters

The ground floor hosts four bedrooms, one of which has been converted into a gym. Each room opens onto outdoor terraces through large bay windows. This area is further enhanced by a children's lounge and a custom-designed dressing room.

The upper floor is entirely dedicated to the master suite, featuring a spacious custom walk-in closet, a bathroom, and a shower with stunning valley views. A large office space completes this level.

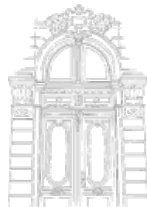
Additional Features

- Infinity pool
- Secured garage for 7 cars + additional parking area
- State-of-the-art home automation system: centralized lighting, sound, blinds, alarm, and cameras
- Intelligent automation with daily scenarios
- Photovoltaic energy for a reduced ecological footprint
- Pétanque court

Just 30 minutes from Montpellier and 30 minutes from Béziers

Prix : 3 750 000 € FAI

Réf. BT1830 PP.



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