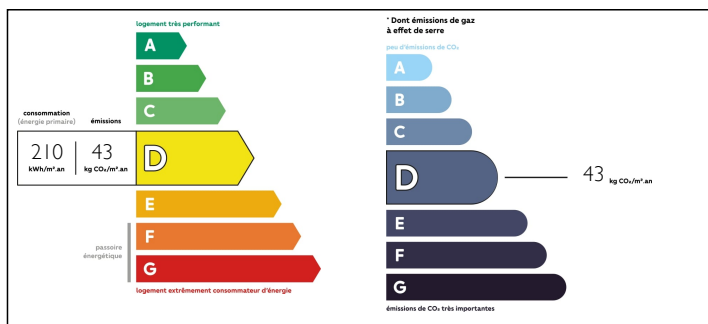


## Villa in a privileged setting North of sparkling Montpellier



## ENERGY - DPE



## INFORMATION

Town:	Montferrier-sur-Lez
Department:	Hérault
Bed:	5
Bath:	4
Floor:	236 m2
Plot Size:	3388 m2

## IN BRIEF

Villa in a privileged setting North of sparkling Montpellier. Spacious villa in a residential and privileged setting within walking distance of the historical and picturesque center of the beloved and "green" village of Montferrier sur Lez, near Montpellier. Montferrier sur Lez has a nice level... ..of activity and offers almost all amenities including shops, schools, clubs and medical facilities. In less than a 5 minutes' drive one has access to the town borders of historic and lively Montpellier (TGV station). In about a 20 to 25 minutes' drive one reaches the international airport and the Mediterranean Sea with its sandy beaches. Close to the property starts a multitude of walking-, (mountain) biking- and horse riding tracks. The villa has been sustainably built in a traditional and regional manner around the year 1980. The property is habitable straight away but its very likely that the future owners will feel the necessity to adapt...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Villa in a privileged setting North of sparkling Montpellier

Spacious villa in a residential and privileged setting within walking distance of the historical and picturesque center of the beloved and "green" village of Montferrier sur Lez, near Montpellier.

Montferrier sur Lez has a nice level... ..of activity and offers almost all amenities including shops, schools, clubs and medical facilities. In less than a 5 minutes' drive one has access to the town borders of historic and lively Montpellier (TGV station). In about a 20 to 25 minutes' drive one reaches the international airport and the Mediterranean Sea with its sandy beaches. Close to the property starts a multitude of walking-, (mountain) biking- and horse riding tracks.

The villa has been sustainably built in a traditional and regional manner around the year 1980. The property is habitable straight away but its very likely that the future owners will feel the necessity to adapt it the nowadays standards. The asking price has taken this fact into account and is therefore a real investment opportunity.

The property offers a built surface of over 500 m<sup>2</sup> including the habitable surface of about 236 m<sup>2</sup>.

It is composed as follows:

On the ground floor: an entrance hall, 2 parental suites, an office, a living room, a separate kitchen, a laundry room and a large carport.

On the first floor: 3 bedrooms, a bathroom, a shower room and numerous cupboards.

In the basement: a large garage with double entrance, 2 cellars and a workshop.

The park garden...

## NOTES