COLDWELL BANKER
EUROPA REALTY

House Agde 230 m²



SALE PRICE : 699 000 €

EMAIL : VILLANOVAREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

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DESCRIPTION

In a privileged setting, offering absolute tranquillity and complete privacy, this superb architect-designed villa in Provençal style stands out for its elegance, generous volumes and rare living environment.

Set on magnificent grounds of over one hectare, with no overlooking neighbours, the property offers a private and peaceful atmosphere, ideal as a prestigious primary or secondary residence.

The villa is arranged around a spacious living area of over 80 sqm, comprising a bright reception room and open-plan kitchen, benefiting from triple exposure and seamless access to the outdoor spaces.

The night area features four bedrooms and two shower rooms. Almost all rooms are on one level and open directly onto an elegant terrace, creating a natural extension of the living space.

Outdoors, you will enjoy a remarkable relaxation area with a summer kitchen, swimming pool and generous terraces, perfectly designed for entertaining in an intimate and refined setting.

A garage of approximately 80 sqm completes this rare property, offering extensive parking, storage or potential for additional conversion.

A truly unique property combining Provençal charm, contemporary architecture and a beautifully preserved environment.

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FEATURES

Property type:	House	Area:	230.0 m²	Number of rooms:	5 rooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 178

Greenhouse gas emissions (GHG) index: A 5

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