COLDWELL BANKER
EUROPA REALTY

House Lattes 164 m²



SALE PRICE : 849 000 €

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300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

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DESCRIPTION

Just a few steps from local amenities and the tramway, discover this charming home set on a beautiful, maturely landscaped plot of nearly 1,200 sqm, offering privacy and a particularly peaceful setting.

From the moment you enter, the generous proportions become apparent, with a bright living area of over 60 sqm, thoughtfully arranged around a dining area and a lounge. Extending from this space, a fully fitted and equipped kitchen provides a practical and functional area. The ground floor is completed by a shower room and two separate WCs.

The sleeping quarters, spread over two floors, offer four spacious bedrooms, as well as a bathroom and a separate WC.

Outside, the garden is centred around a large swimming pool and beautifully landscaped grounds featuring a variety of mature trees and plants. The trees naturally create several shaded areas, while a covered terrace extends the living spaces and allows you to enjoy the garden at different times of the day. The original well, preserved on the property, adds an authentic touch to the whole setting.

The property also benefits from a large garage and a carport providing parking for several vehicles.

Located in the immediate vicinity of Place d'Aragon, this home combines generous living spaces, an attractive outdoor setting and a convenient location, while preserving a genuine sense of peace and tranquillity.

A property well worth discovering to fully appreciate its generous spaces and pleasant surroundings.

Contact us today for further information.

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FEATURES

Property type:	House	Area:	164.0 m²	Property tax:	€3.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

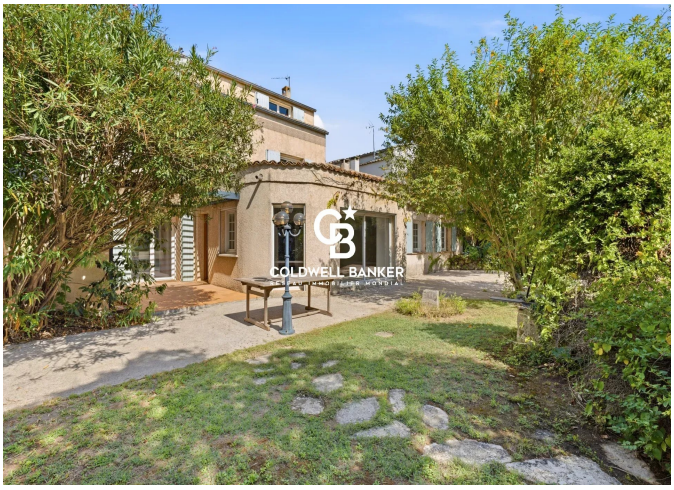
Energy performance diagnosis (EPD): C 165

Greenhouse gas emissions (GHG) index: C 29

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