COLDWELL BANKER
EUROPA REALTY

House Lunel 314 m²



SALE PRICE : 1 350 000 €

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300 Avenue Germaine Tillion
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villanovarealty@coldwellbanker.fr

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DESCRIPTION

This magnificent 315 m² wine estate combines authenticity and tranquility between land and sea. Experience total change of scenery in this village known for its numerous vineyards, just 25 minutes from Nîmes, Montpellier, and the beaches.
Situated on a 2400 m² plot, it boasts a sumptuous landscaped garden with a 12x4 meter pool and its pool house, as well as several outbuildings. The main house of 205 m² has been completely renovated with noble materials; travertine and custom woodwork add charm and brightness.
The 77 m² living room offers a splendid view of the garden and extends into the lounge area with a veranda and covered terrace. On the same level, you will find a master suite, a bedroom with an en-suite bathroom, a library, and a laundry room. Upstairs, there are two bedrooms with balconies, as well as a bathroom.

To optimize your comfort, there is underfloor heating by geothermal energy, a fireplace, and air conditioning. This property also includes an independent 108 m² house, a garage with ample parking inside the plot, a shed, an 80 m² attic with exposed beams, and two buildable plots.

You will be charmed by this unique property with multiple extension possibilities, offering a private and peaceful living environment.

For more information and to visit this property, contact us now.

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FEATURES

Property type:	House	Area:	314.0 m²	Property tax:	€3.00
Number of rooms:	11 rooms	Number of bedrooms:	7 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 144

Greenhouse gas emissions (GHG) index: A 4

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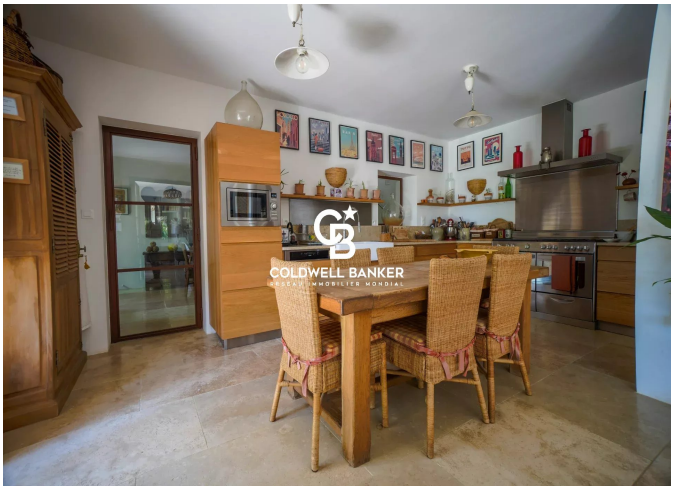



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