COLDWELL BANKER
EUROPA REALTY

House Lunel-Viel 192 m²



SALE PRICE : 560 000 €

EMAIL : VILLANOVAREALTY@COLDWELLBANKER.FR

300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

For Sale – Character Townhouse with Pool and Private Garden

Located in the heart of town, this charming period property offers 193 m² of living space on a 740 m² plot, along with 286 m² of additional outbuildings. All amenities are within walking distance.

From the moment you step inside, the high ceilings create a pleasant sense of space and light. The wide hallway leads to a living room, dining room, separate kitchen, study, and a guest WC.

A beautiful staircase leads to the upper floor, where you'll find three spacious bedrooms, each with its own private shower room, as well as a laundry room and a separate WC.

Continuing on, a 105 m² attic with balcony and private entrance offers endless possibilities: additional bedrooms, a master suite, playroom, or professional space.

Secluded from view, the spacious outdoor area includes a fully equipped summer kitchen, 9x4m swimming pool, outdoor shower and WC, vegetable garden... a true urban oasis.

To complete the property: a 32 m² garage, a 100 m² workshop, and a covered area—ideal for artisans or entrepreneurs.

This unique home combines charm, comfort, and potential, perfectly suited for a family residence or an investment opportunity.

Let me know if you'd like to adapt this for an international luxury listing platform or have it proofread by a native real estate marketing tone.

300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	192.96 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	3 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 149

Greenhouse gas emissions (GHG) index: C 13

300 Avenue Germaine Tillion
France, 34070, Montpellier

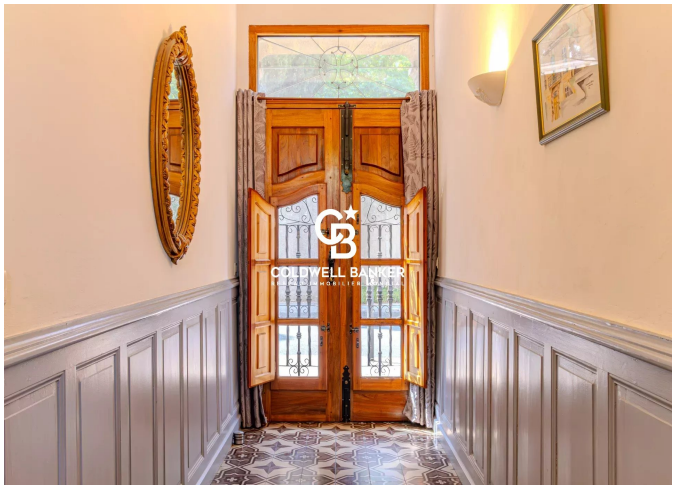
PHONE : +33430969660
villanovarealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr