COLDWELL BANKER
EUROPA REALTY

House Montpellier 165 m²



SALE PRICE : 730 000 €

EMAIL : VILLANOVAREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

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DESCRIPTION

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Located in the heart of Pignan, a highly sought-after village south of Montpellier known for its quality of life, this charming 165 m² home sits on a stunning, tree-lined plot of over 1,000 m².

From the entrance, you will be captivated by a vast and particularly light-filled living room, complemented by a fully equipped open-plan kitchen. The ground floor has been designed for optimal comfort with two spacious bedrooms, a bathroom, and a cozy veranda that opens onto the garden. Direct access to the garage and its adjoining laundry room facilitates daily life.

The upper floor is dedicated to privacy and relaxation. It hosts a large primary suite featuring its own walk-in closet and private shower room. A custom-made library space, crafted by Maison Quadro, adds a touch of character to this level and offers the possibility of being easily converted into an additional bedroom.

Outside, the enclosed and landscaped garden is a true haven of peace. Completely secluded and not overlooked, it allows you to fully enjoy the swimming pool and the beautiful sunny days of the region.

A unique opportunity in a popular area. For more information or to arrange a viewing, we invite you to contact us now.

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FEATURES

Property type:	House	Area:	165.0 m²	Property tax:	€1.00
Number of rooms:	5 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): A 42

Greenhouse gas emissions (GHG) index: A 1

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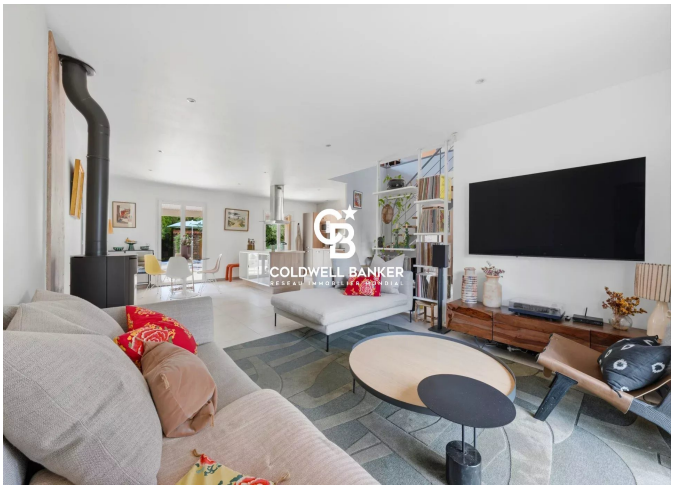

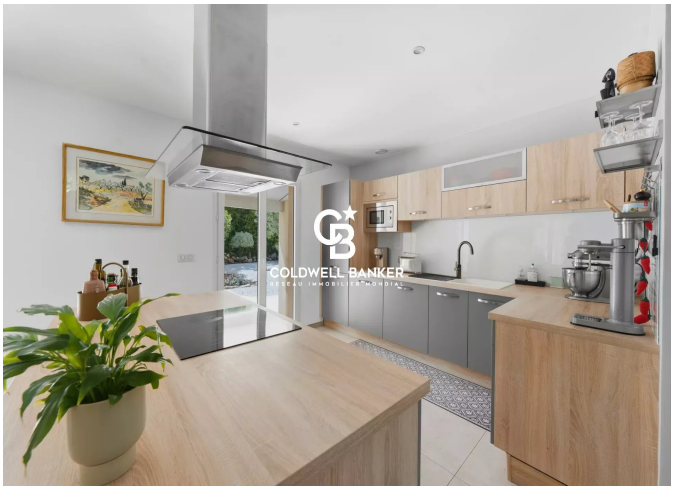



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