COLDWELL BANKER
EUROPA REALTY

House Montpellier 415 m²



SALE PRICE : 2 490 000 €

EMAIL : VILLANOVAREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

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DESCRIPTION

Co-exclusive listing – We are pleased to present this exceptional 415 m² property, mostly on one level, designed by a renowned architect. Once the residence of a famous French actress, this unique villa is nestled in the heart of a 1.3-hectare wooded park filled with majestic pine trees, offering complete privacy and absolute tranquility. A prized address, just minutes from the center of Montpellier.

From the moment you enter, the generous proportions are immediately striking. The 100 m²+ living area is organized around a monumental library, a dining room that opens onto the terrace, and a cozy lounge enhanced by a sculptural fireplace designed by Christian Ghion.

The separate kitchen, elegantly appointed, strikes a perfect balance between aesthetics and functionality. It features a spacious Corian worktop and state-of-the-art Gaggenau appliances.

The night area includes two master suites, each with its own bathroom and custom walk-in closet. One of them also boasts a large study-library, ideal for remote work or quiet reading. Three additional bedrooms, each with its own en-suite bathroom, complete this level. Upstairs, a sixth bedroom with private bathroom opens onto a secluded terrace with a commanding view over the park.

In the basement, the property offers rare features: a wine cellar, a 6 m² safe room, and a laundry area, all contributing to the exceptional comfort of this unique home.

Outside, the 12 x 6-meter swimming pool, designed by Elisabeth Garouste, blends gracefully into the natural setting of the park. A true haven of peace, it invites relaxation and contemplation.

Finally, a separate building houses five garages and several workshop spaces, ideal for mechanical enthusiasts, designers, or collectors.

A rare property, combining prestige, discretion, and the art of living.
Feel free to contact us to discover this extraordinary home.

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FEATURES

Property type:	House	Area:	415.0 m²	Property tax:	€9.00
Number of rooms:	10 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): B 91

Greenhouse gas emissions (GHG) index: A 3

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