COLDWELL BANKER
EUROPA REALTY

House Pérols 225 m²



SALE PRICE : 1 470 000 €

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300 Avenue Germaine Tillion
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villanovarealty@coldwellbanker.fr

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DESCRIPTION

Exclusively on the market, discover this stunning 225 m² residence, nestled in the heart of Pérols and set on a beautifully landscaped and wooded 2,700 m² plot, offering complete privacy and absolute tranquility.

From the moment you enter, you will be charmed by the cathedral-style living room of 42 m², flooded with natural light thanks to its dual exposure, and enhanced by an elegant fireplace. The 20 m² independent kitchen, both functional and welcoming, opens onto a vast covered terrace – perfect for entertaining.
The ground floor also offers a bedroom, a bathroom, separate toilets, and a technical area with workshop, boiler room, pool room, and garage.

Upstairs, a magnificent African blackwood walkway leads to the private areas:
On one side, a 20 m² master suite with en-suite shower room,
On the other, four comfortable bedrooms, a bathroom, and separate toilets.

Outside, the beautifully landscaped park forms a true haven of peace. You will enjoy a secure swimming pool and generous relaxation areas – perfect for soaking up the Mediterranean sun.

Ideally located, this exceptional property is just steps away from the town center and its amenities, and only 10 minutes from the beaches and Montpellier.

A rare and privileged address in the highly sought-after town of Pérols.
Contact us today for more information or to arrange a private viewing.

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FEATURES

Property type:	House	Area:	225.0 m²	Property tax:	€3.00
Number of rooms:	8 rooms	Number of bedrooms:	5 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

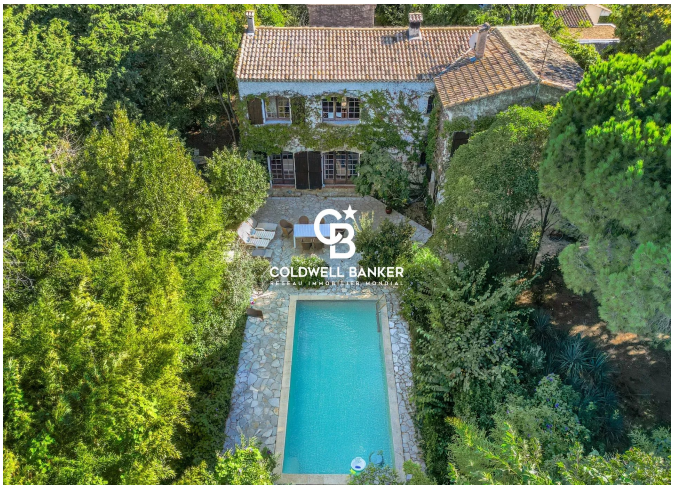
Energy performance diagnosis (EPD): E 250

Greenhouse gas emissions (GHG) index: E 53

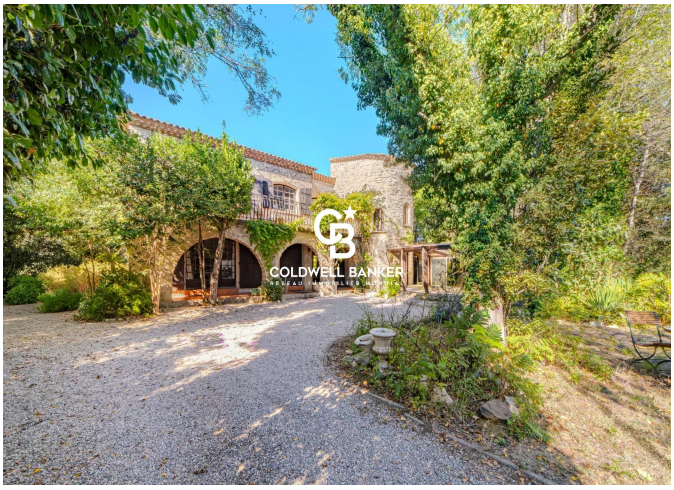
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