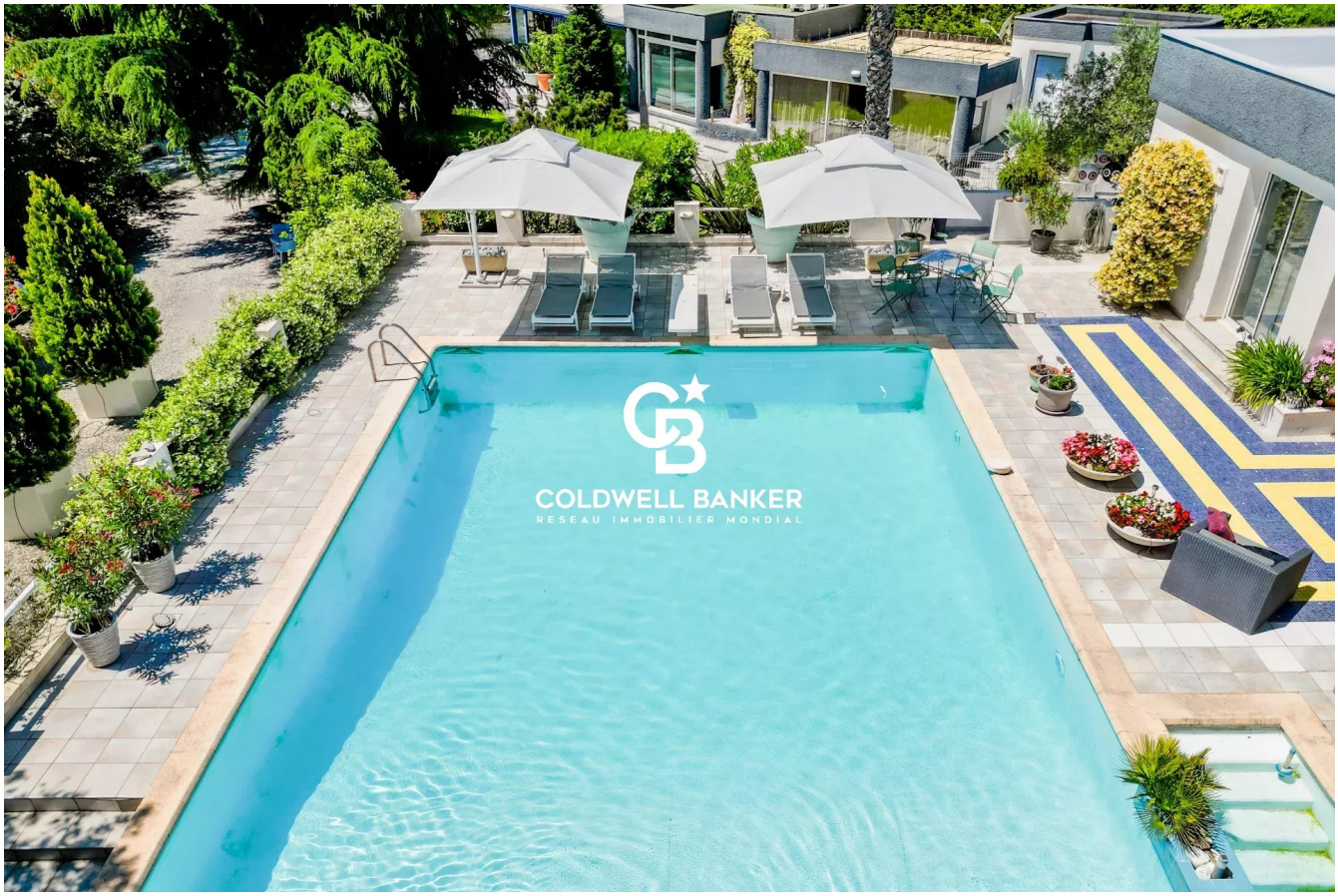
COLDWELL BANKER
EUROPA REALTY

House Villetelle 324 m²



SALE PRICE : 850 000 €

EMAIL : VILLANOVAREALTY@COLDWELLBANKER.FR

300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

Tucked away from view, in a privileged setting, this architect-designed villa from the 1990s is resolutely contemporary. Ideally located in the village of Villetelle, just 25 minutes from Nîmes, Montpellier, and the beaches.

With a living area of 320 m², this property with avant-garde architecture is organized around a vast 87 m² living space, flooded with natural light and offering multiple accesses to the swimming pool and landscaped park. The semi-open kitchen follows on seamlessly, with a laundry room and cloakroom completing the everyday functions.

The night area includes two bedrooms, each with its own shower room, and a master suite featuring a whirlpool bath. There is also a library entirely open to the outdoors through large picture windows, offering a commanding view over the entire property.

The 2,000 m² tree-lined park offers various living spaces: a spacious summer kitchen, a large 14 x 8 m swimming pool surrounded by wide terraces, a winter garden, and an outbuilding that includes, among other things, a 44 m² office with its own shower room. There is also a gym, a greenhouse, and a wine cellar.

A double garage and ample parking spaces are available within the property.

This unique villa combines generous volumes, natural light, comfort, and peace. A must-see for lovers of rare properties.

300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	324.0 m²	Property tax:	€3.00
Number of rooms:	9 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

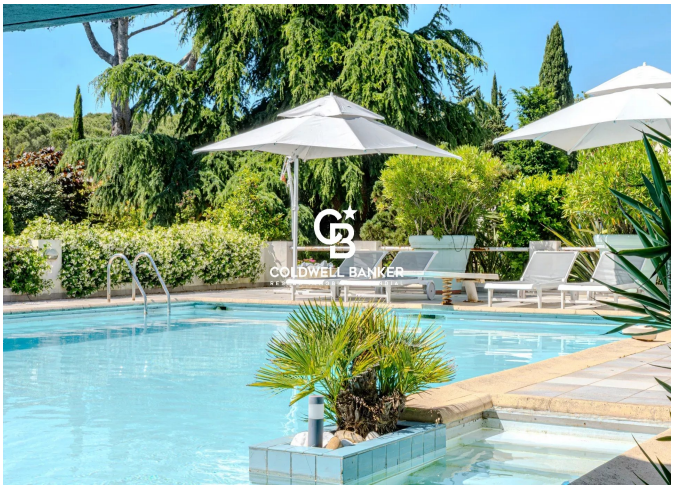
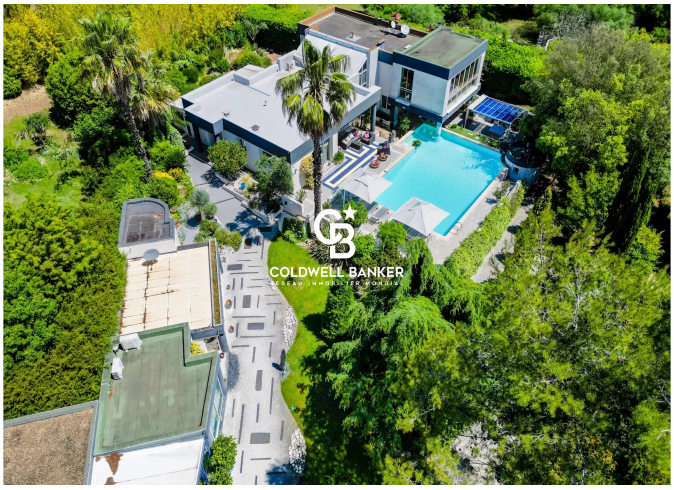
Energy performance diagnosis (EPD): C 138

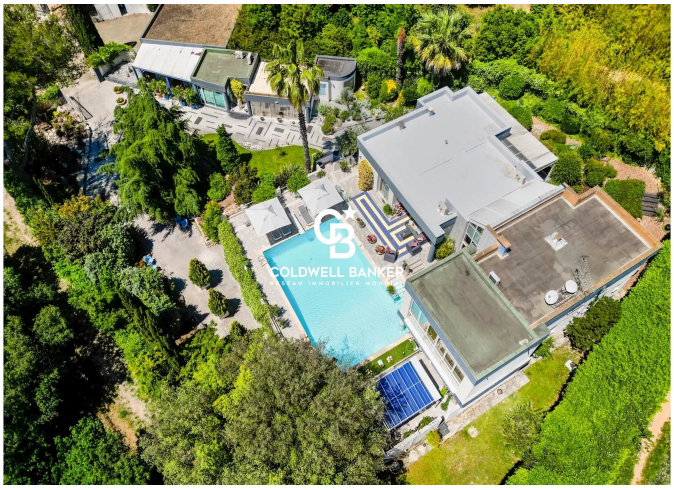
Greenhouse gas emissions (GHG) index: C 24

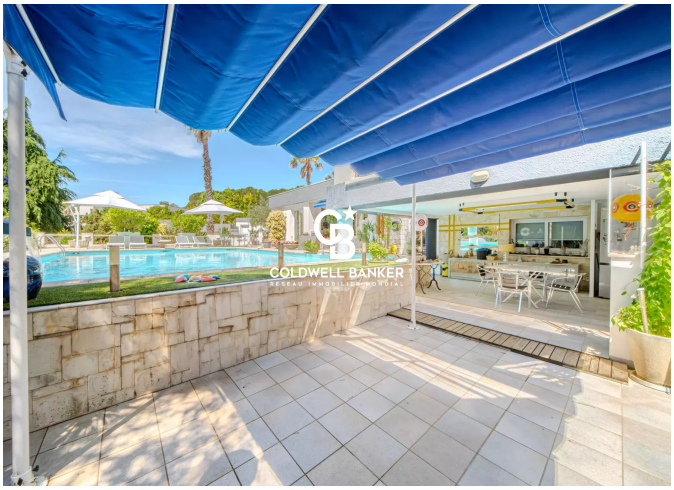
300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY





300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr