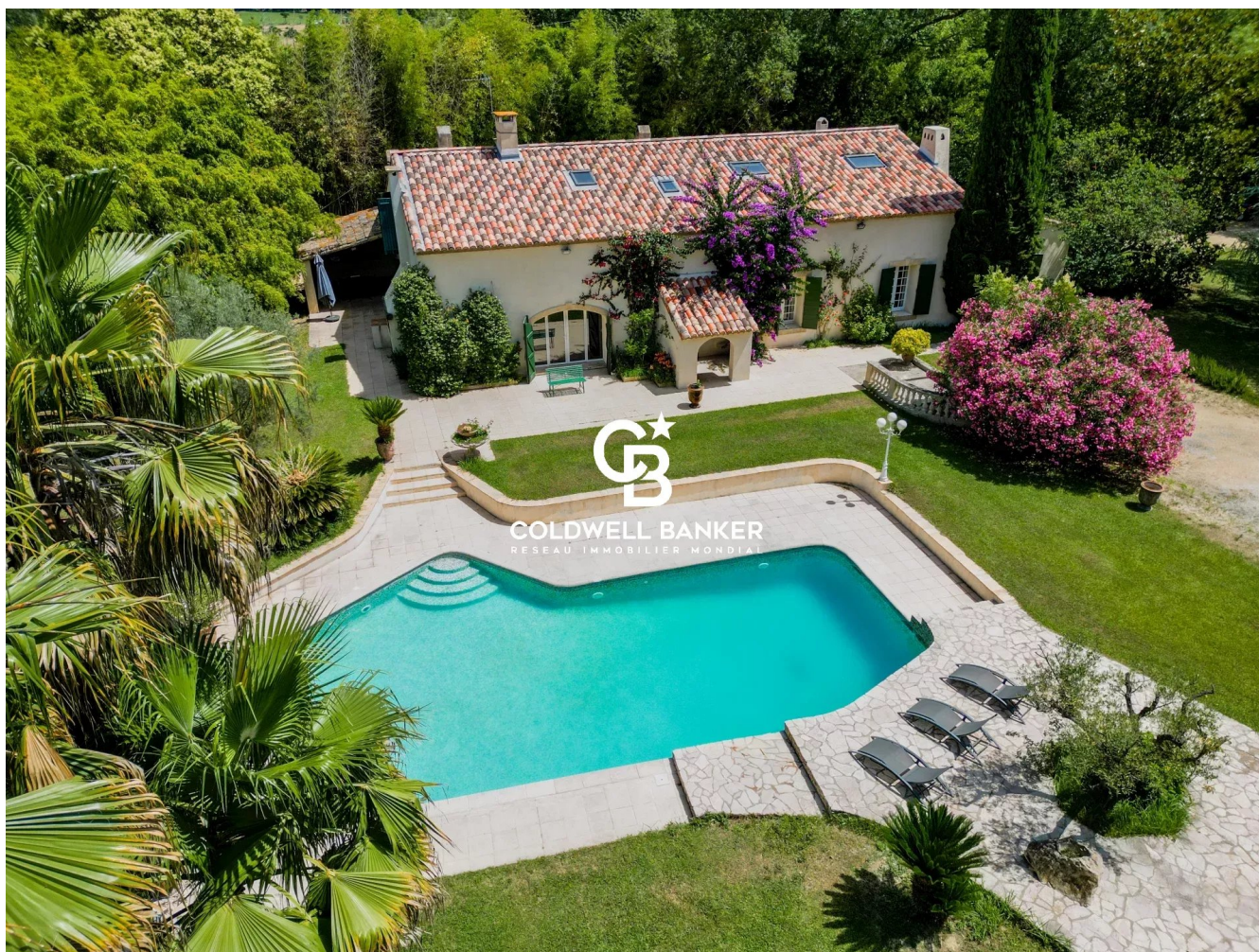


Maison Lattes 485 m<sup>2</sup>

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PRIX DE VENTE : 1 990 000 €

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EMAIL : [VILLANOVAREALTY@COLDWELLBANKER.FR](mailto:villanovarealty@coldwellbanker.fr)

## DESCRIPTION

Discover this superb property, ideally located just minutes from Montpellier and the beaches, in the highly sought-after commune of Lattes.

Situated in the heart of a park with over 8000 m<sup>2</sup> of trees, this farmhouse offers a peaceful and green setting. Enjoy the large swimming pool (13x6m) and its terrace, perfect for hosting family and friends in complete privacy.

The ground floor consists of a cozy living room with a large fireplace, a welcoming dining room, and a modern kitchen with a pantry and laundry room. This living space opens onto a shaded terrace with a barbecue, perfect for outdoor dining. The sleeping area includes four large bedrooms, two of which are master suites with private bathrooms and toilets, and an additional bathroom.

Upstairs, you will find a billiard room, a second living room, two bedrooms (one with a private bathroom and toilet), a dressing room, and an artist's studio, offering numerous possibilities for customization.

This property also includes an independent T3 duplex apartment and two garages.

Many recent renovations have been carried out, including the roof, heat pump installation, and a new kitchen.

For more information or to arrange a visit, please do not hesitate to contact us.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	485.0 m <sup>2</sup>	Taxe foncière :	€4.00
NB de pièces :	10 rooms	NB de chambres :	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

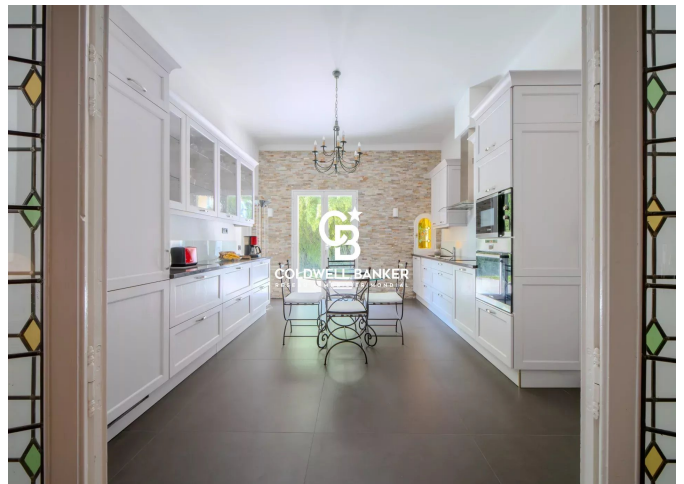
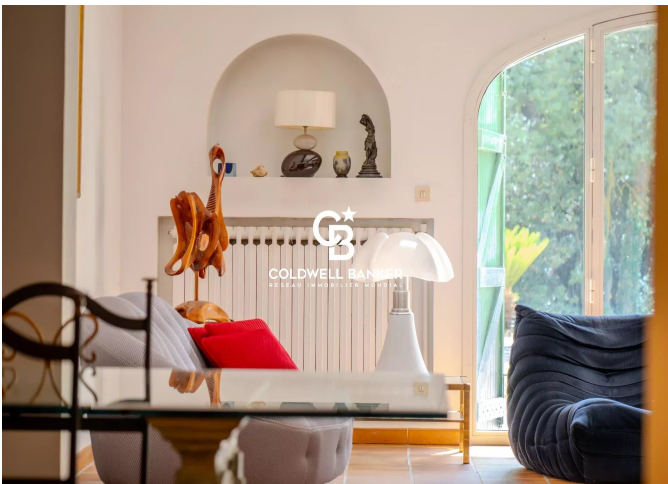
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 94

Indice d'émission de gaz à effet de serre (GES) : A 3



**COLDWELL BANKER**  
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