

Maison Montpellier 165 m<sup>2</sup>

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PRIX DE VENTE : 730 000 €

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

EXCLUSIVITÉ

## DESCRIPTION

Coldwell Banker Exclusive

Located in the heart of Pignan, a highly sought-after village south of Montpellier known for its quality of life, this charming 165 m<sup>2</sup> home sits on a stunning, tree-lined plot of over 1,000 m<sup>2</sup>.

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.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	165.0 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	5 rooms	NB de chambres :	4 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)

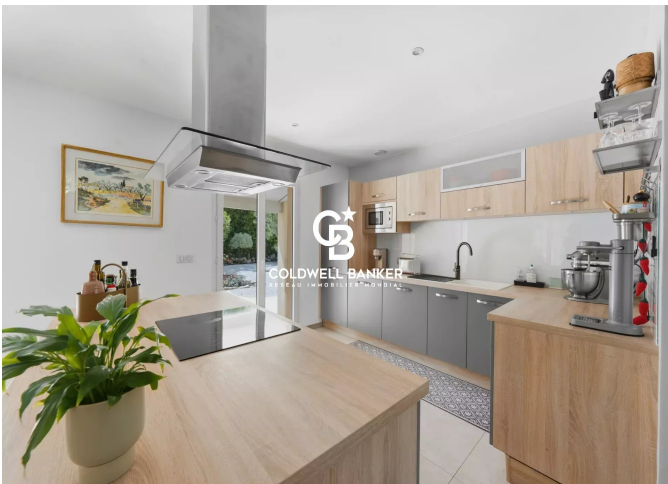
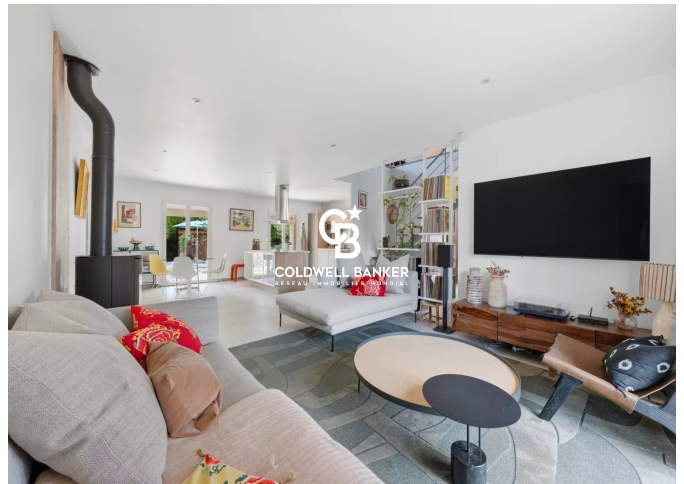
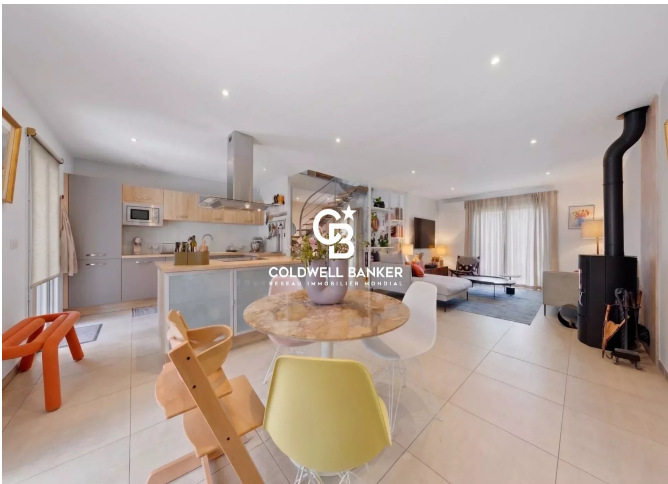
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 42

Indice d'émission de gaz à effet de serre (GES) : A 1



**COLDWELL BANKER**  
**EUROPA REALTY**



300 Avenue Germaine Tillion  
France, 34070, Montpellier



TÉL : +33430969660  
villanovarealty@coldwellbanker.fr