

Maison Montpellier 175 m<sup>2</sup>

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PRIX DE VENTE : 810 000 €

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## DESCRIPTION

Welcome to your future home! We are thrilled to present this stunning recently built 175m<sup>2</sup> house, nestled in a lush green environment spanning over 1500m<sup>2</sup>, situated in a tranquil dead end, commanding a dominant position over the city.

Constructed with high-quality materials, this residence offers you a peaceful and luminous living space. Its spacious 50m<sup>2</sup> living room, flooded with natural light, opens onto a sunny 35m<sup>2</sup> terrace, perfect for outdoor relaxation. The large equipped kitchen and laundry room streamline daily life. Additionally, you will benefit from a spacious office that can easily be transformed into a master suite.

Upstairs, you'll find four spacious bedrooms, including a master suite, along with a bathroom and separate toilets. The basement boasts a generous 45m<sup>2</sup> garage and a 10m<sup>2</sup> cellar, providing parking space for 2 vehicles and additional storage.

Don't wait any longer to seize this opportunity! Contact us today for further information or to schedule a visit.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	175.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	7 rooms	NB de chambres :	5 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)

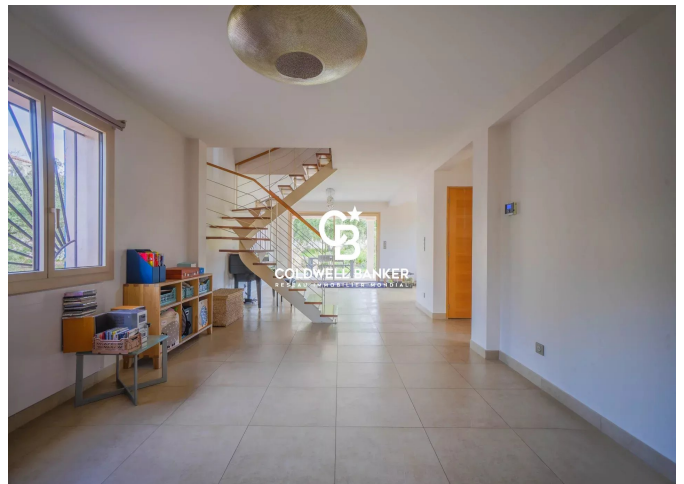
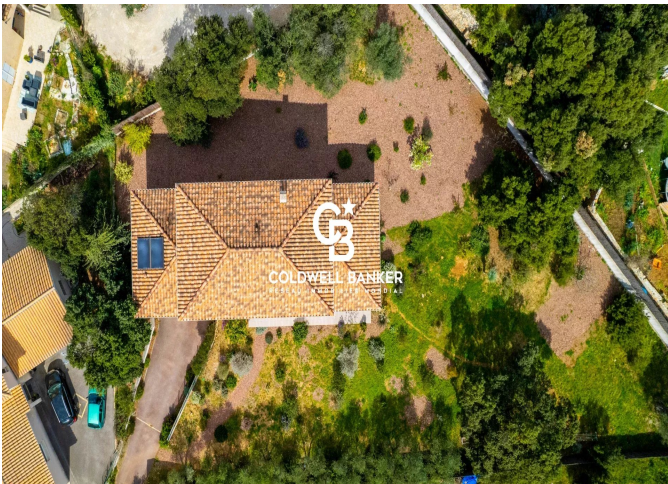
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 75

Indice d'émission de gaz à effet de serre (GES) : C 13



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