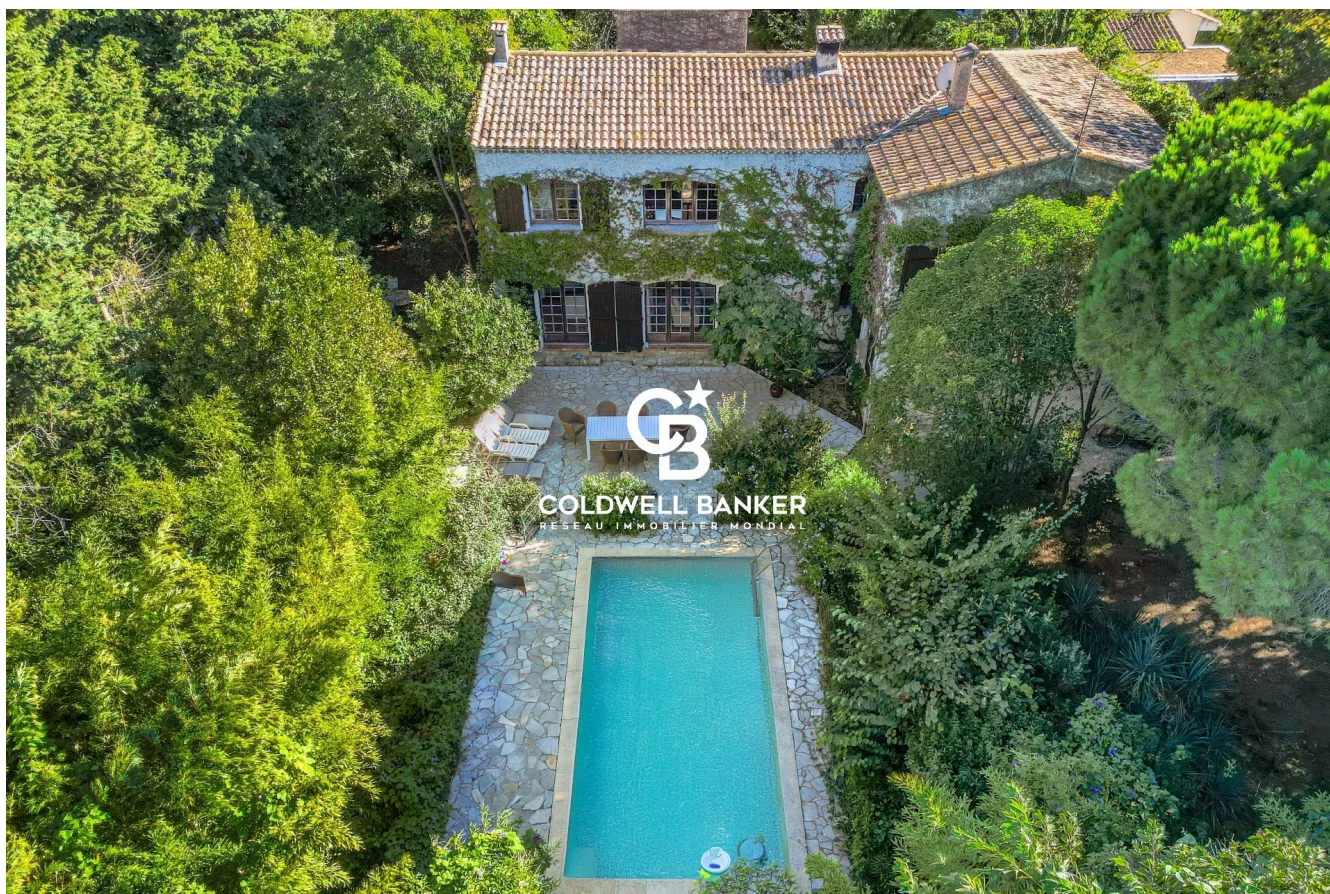


Maison Pérols 225 m<sup>2</sup>

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PRIX DE VENTE : 1 627 500 €

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

## DESCRIPTION

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

From the moment you enter, you will be charmed by the cathedral-style living room of 42 m<sup>2</sup>, flooded with natural light thanks to its dual exposure, and enhanced by an elegant fireplace. The 20 m<sup>2</sup> 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 m<sup>2</sup> 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.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	225.0 m <sup>2</sup>	Taxe foncière :	€3.00
NB de pièces :	8 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)

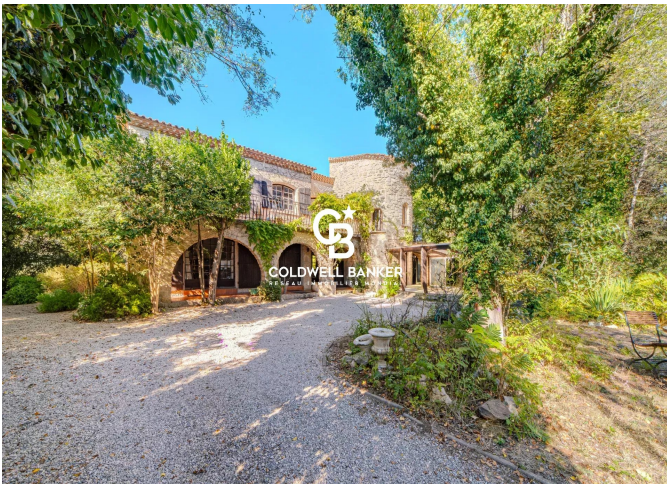
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 250

Indice d'émission de gaz à effet de serre (GES) : E 53



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



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