

Maison Saint-Gély-du-Fesc 750 m<sup>2</sup>

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PRIX DE VENTE : 4 515 000 €

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## DESCRIPTION

We present to you this exceptional property, located in the prestigious Vautes neighborhood in Saint-Gély-du-Fesc.

Set in a dominant position on a 3300 m<sup>2</sup> plot of land, with no overlooking neighbors, this unique property comprises a main villa with impressive features and volumes, as well as an independent villa with refined amenities. Several garages complete this exceptional property.

### Villa 1 - 600 m<sup>2</sup>

On the ground floor, discover a spacious living area of 100 m<sup>2</sup>, with an open PORCELANOSA kitchen, leading onto a 260 m<sup>2</sup> terrace with an infinity pool. You will enjoy an unobstructed view of the surrounding pine forest, the city of Montpellier, and the sea in the distance. This level also includes a 45 m<sup>2</sup> master suite, a bedroom with an en-suite bathroom, two additional bedrooms, an extra bathroom, and a laundry room.

In the basement, a wellness area awaits you with a gym, a meeting room, three additional bedrooms, an office, and an exceptional SPA area. The SPA includes an indoor pool, a hammam, a jacuzzi, and a relaxation space for absolute moments of tranquility. This level also features a 40 m<sup>2</sup> garage.

### Villa 2 - 150 m<sup>2</sup>

This independent villa offers a spacious living area of over 50 m<sup>2</sup>, opening onto a 60 m<sup>2</sup> terrace with a jacuzzi. It comprises three bedrooms, a bathroom, and a garage, perfect for hosting your guests in complete privacy.

This property is equipped with a state-of-the-art home automation system, an integrated Hi-Fi system, and exceptional materials, ensuring optimal comfort and a unique living experience. Every detail has been carefully thought out to combine luxury, serenity, and modernity.

Contact us for more information about this exceptional property.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	750.0 m <sup>2</sup>	Taxe foncière :	€7.00
NB de pièces :	13 rooms	NB de chambres :	8 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)

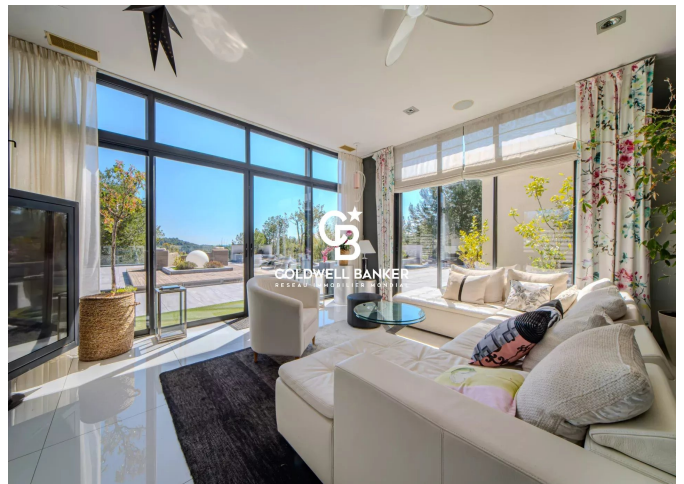
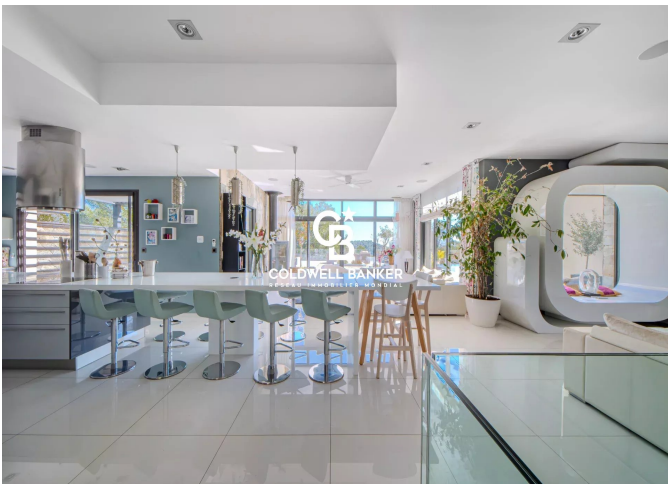
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 83

Indice d'émission de gaz à effet de serre (GES) : A 2



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