

## Price on request

**Contact agency**

**Styles**

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**For sale house**

**12 rooms**

**Surface : 307 m²**

**Surface of the land : 1170 m²**

**Year of construction : 1973**

**Exposition : Sud**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

POOL, AIR CONDITIONING, fireplace, double glazing, Laundry room, Automatic gate

8 bedroom

1 terrace

1 bathroom

4 showers

4 WC

5 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : C**

Document non contractuel



## House 4059 Montpellier

STYLES Collection Privée - Spacious 307m² villa set in 1,170m² of land. Situated in a quiet, privileged area of Montpellier, close to the tramway and only 15 minutes by bike from the historic centre. The direct views from the living rooms over the treetops give the impression of being alone in the world in the countryside, while still being just a 5-minute walk from the tram. This large family villa boasts many assets in addition to its enchanting living environment: 8 bedrooms, converted attic space, several parking spaces, reversible air conditioning, working fireplace, photovoltaic panels and, of course, a swimming pool and jacuzzi to complete the picture. A unique property, offering the potential for rental income, self-employment or a functional family life. A rare opportunity in this area.

Fees and charges :

