

1 175 000 €

Contact agency

Styles

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For sale villa

4 rooms

Surface : 137 m<sup>2</sup>

Surface of the living : 45 m<sup>2</sup>

Surface of the land : 294 m<sup>2</sup>

Exposition : Nord ouest

Hot water : Electrique individuelle ballon  
thermodynamique

Inner condition : NEW

External condition : NEW

Features :

POOL, double glazing, Automatic Watering,  
Laundry room, Automatic gate

3 bedroom

2 show ers

3 WC

1 garage

1 parking



## Villa Montpellier

In a private estate in Aiguelongue... Beautiful 137 m<sup>2</sup> contemporary house with garage and parking space. A vast entrance hall leads to the main room of 46 m<sup>2</sup> with its open kitchen and 120 x 120 tiled floor. This harmonious ensemble is widely open via large bay windows onto the 31 m<sup>2</sup> wooden terrace giving access to the 3x3 above-ground pool. Also on the ground floor, a laundry room. Upstairs, a 27 m<sup>2</sup> suite with dressing room and shower room-wc, 2 bedrooms sharing a shower room, and an open-plan office area. Customization will be carried out in collaboration with an in-house decorator. Quality fixtures and fittings, aluminum joinery, centralized roller shutters, ducted heating and cooling, fiber optics... Beautiful outdoor space with a 294 m<sup>2</sup> private garden planted with trees and equipped with an automatic watering system Close to shops and less than 15 minutes' walk from the tramway. Delivery within 20 months and reduced registration fees.

Fees and charges :

Annual current expenses 1 644 €

Well condominium

5 lots in the condominium 1 175 000 € fees included

Document non contractuel

