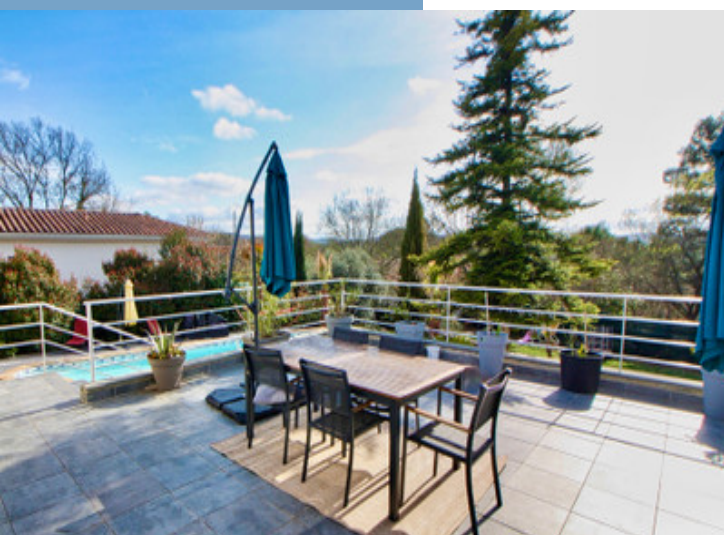




CLOSE TO MONTPELLIER AND A75, SUPERB 5
BED HOUSE IN QUIET LOCATION WITH 2
POOLS, LARGE GARDEN, APARTMENT.

CLOSE TO MONTPELLIER
AND A75, SUPERB 5 BED
HOUSE IN QUIET
LOCATION WITH 2
POOLS, LARGE GARDEN,
APART...



PROPERTY FACT FILE	
REFERENCE	A27777RAB34
PRICE	€ 1,149,000 £ 988,772* <small>*agency fees included: 5 % TTC to be paid by the buyer (I 091 550 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	300 m ²
LAND	3148 m ²
TOWN	La Boissière
DEPARTMENT	Herault
LOCATION	50km or less to airport
TYPE	Maison familiale
CONDITION	Excellent condition
FEATURES	Private parking, Woodburner(s), Detached
<small>*Price based on current exchange rate which is subject to change</small>	





CLOSE TO MONTPELLIER
AND A75, SUPERB 5 BED
HOUSE IN QUIET
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POOLS, LARGE GARDEN,
APART...

Ref : A27777RAB34

Located in La Boissiere, just 20 minutes from central Montpellier and 5 minutes to the motorway, this impressive contemporary home offers 300m² of flexible accommodation on a large garden of more than 3000m². Situated in a quiet and sought after location with countryside views, it is the ideal compromise between city and country life, with

DESCRIPTIF

The house comprises on one side; the living room going onto the terrace, a fully fitted modern kitchen, a master suite with dressing room and bathroom, with access to a private terrace, a second bedroom, a shower room with wc, a study and a laundry room. On the other side of the property is a living room with sliding doors to the garden, 2 bedrooms, one of which is on the first floor, both with shower rooms and separate toilets, and a study which was formerly the kitchen and could easily be reconverted.

In addition to the main house is a separate apartment with an open plan living room/ kitchen, a bedroom, a shower room and a utility room. There is also a private terrace.

A fully equipped gym completes the accommodation in this extensive property.

The exterior comprises enclosed, gated grounds of 3148m² with beautiful established trees, mediterranean planting and a pretty view. There is extensive parking to the front of the property. Of the 2 pools, one is covered and heated for year round use.

La Boissiere is a privileged and quiet location but with easy access to the motorway (2 mins) the city, airport and train stations as well as the mediterranean beaches in just 30 mins.

Room details:

Ground Floor - side 1 main house:

- Living room 53m²
- Kitchen 20m²
- Master suite 28m²
- Bedroom 12,5m²
- Shower room 3,5m²
- Entrance 4,8m²
- Study 10,5m²
- Utility room 4.5m²

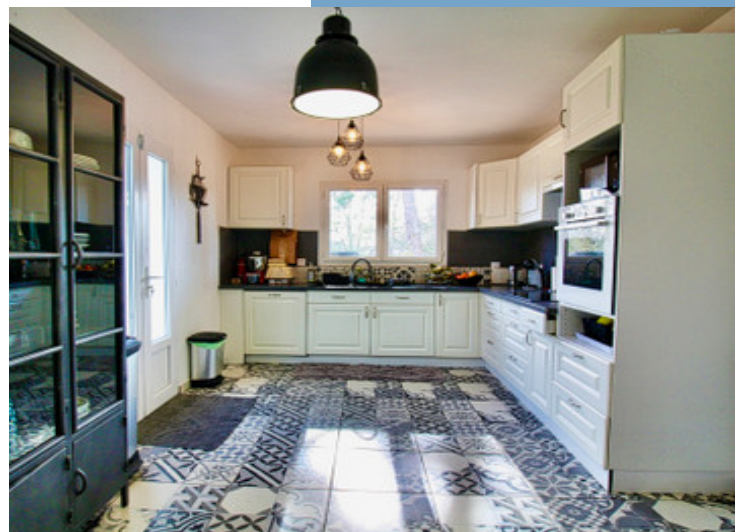
Ground floor - side 2 main house:

- Living room/study 52m²
- Master suite 21m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27777RAB34>

COMPLETE FILE AND PHOTO ON REQUEST

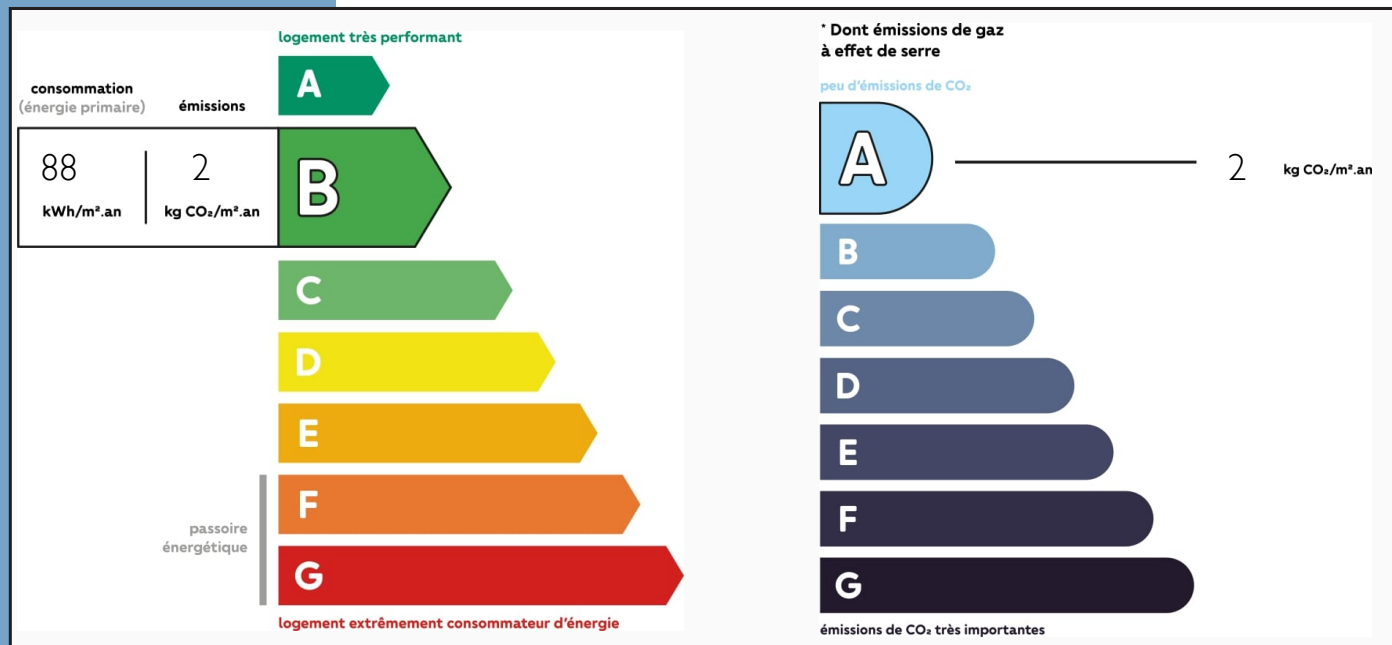


CLOSE TO MONTPELLIER AND
A75, SUPERB 5 BED HOUSE IN
A QUIET LOCATION WITH 2
POOLS, LARGE GARDEN,
APART...

Ref : A27777RAB34

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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