

Exceptional contemporary villa on the outskirts of Montpellier – spacious, modern & eco-friendly design.



## INFORMATION

Town:	Montpellier
Department:	Hérault
Bed:	7
Bath:	4
Floor:	328 m2
Plot Size:	1214 m2

## IN BRIEF

Located in the prestigious Substantion district of Castelnau-le-Lez, on the outskirts of Montpellier, this exceptional modern villa offers a rare opportunity to own a luxury home in a sought-after residential area. Just 3 km from Montpellier's city center, the property is set on a private, landscaped 1,214 m<sup>2</sup> plot, hidden from public view. Designed with a contemporary Mediterranean aesthetic, the villa is perfectly integrated into the natural slope of the land, featuring an open-concept layout with stunning outdoor living spaces. A spacious infinity pool, a summer kitchen, and expansive terraces create the perfect setting for relaxation.

[To view a 360 look, click here](#)

## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

This architect-designed villa spans 328 m<sup>2</sup> of living space, emphasizing modern luxury and sustainability. Its bioclimatic design maximizes natural light and ventilation, with large openings facing east and west to embrace the surrounding landscape.

### Ground Floor:

- Open-plan living and dining area with direct terrace access
- Contemporary kitchen with high-end finishes
- Music area
- Pantry and separate cloakroom with WC
- Guest bedroom
- Master suite with private bathroom and dressing room

### Upper Floor:

- 4 additional bedrooms
- 1 bathroom, 1 shower room
- Private gym with en-suite shower room

The outdoor space is designed for seamless indoor-outdoor living. A stunning 40 m<sup>2</sup> infinity pool is partially built into the slope and bordered by a stylish wooden terrace, extending the living space into the landscape. A fully equipped pool house with a summer kitchen, WC, and outdoor shower completes the luxurious setting.

### Additional Features:

- 110 m<sup>2</sup> underground garage, partially integrated into the slope
- White plaster facades with brick finishes and aluminum joinery
- Rainwater collection system integrated into the roof design
- Enclosed 800 m<sup>2</sup> landscaped garden

This property offers an exceptional blend of modern elegance, eco-friendly features, and prime location just minutes from Montpellier. A unique opportunity for those seeking a luxurious new-build villa with top-tier amenities.

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## LOCAL TAXES

Taxe habitation: EUR

## NOTES