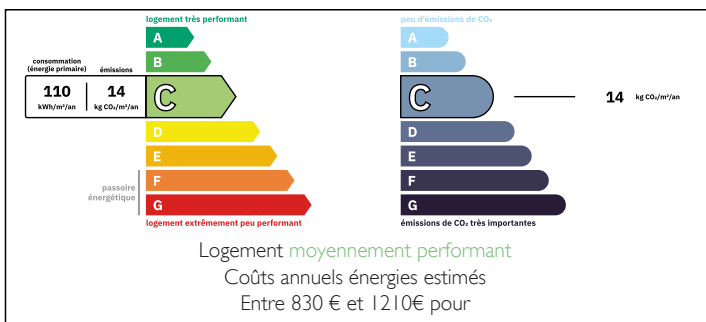


A real gem! House with garden and garage in a high-end residence with swimming pool and gym



ENERGY - DPE



INFORMATION

Town:	Lattes
Department:	Hérault
Bed:	2
Bath:	1
Floor:	77 m²
Plot Size:	184 m²

IN BRIEF

Just 5 minutes from Montpellier and 10 minutes from the airport, nestled in a secure residence in the heart of Lattes' Little Venice, this dual-aspect house combines tranquillity, light and modern comfort.

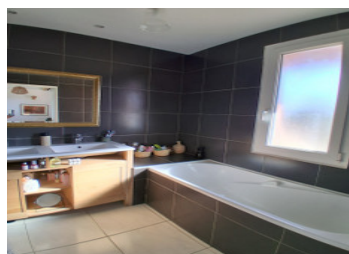
The residence itself is a gem: swimming pool, gym, multipurpose room for meetings or birthdays, well-maintained green spaces.

As soon as you enter, a welcoming hall sets the tone: brightness and functionality. The fitted kitchen, which opens onto the living room and dining room, becomes the heart of the home with a view and direct access to the garden and patio. A laundry room and separate WC complete this level.

The sleeping area is located on the air-conditioned upper floor with views of the surrounding countryside, bathroom and separate WC.

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.



LOCAL TAXES

Taxe foncière: 1785 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Bright and peaceful dual-aspect house – Secure residence with high-end amenities

A rare living environment just 5 minutes from Montpellier and 10 minutes from the airport.

Nestled in a secure residence in the heart of Lattes' Little Venice, this dual-aspect house combines tranquillity, brightness and modern comfort.

More than just a place to live, it embodies a true art of living, designed for those seeking serenity without sacrificing proximity to urban amenities.

The residence itself is a gem: swimming pool, gym, multipurpose room for meetings or birthdays, well-maintained green spaces... Everything is designed to promote well-being and conviviality.

As soon as you enter, a welcoming hall sets the tone: brightness and functionality. The fully equipped kitchen, which opens onto the living room and dining room, becomes the heart of the home. The spaces are designed to encourage interaction and meals with family or friends, while maintaining a warm atmosphere.

The view of the garden and patio provides a natural continuity between indoors and outdoors. Large bay windows let in light, creating a soft and soothing atmosphere. A laundry room and separate toilet complete this level.

The garden is a place to relax and share convivial moments with family or friends.

Upstairs, two bright bedrooms open onto the surrounding countryside. Every morning, you wake up to a view of greenery, ensuring a peaceful start to the day. The modern bathroom and separate toilet guarantee comfort and privacy.

Air conditioning ensures the ideal temperature in all seasons, while roller shutters and double glazing enhance...