

## Price on request

**Contact agency**

**Capsud Immo**

55, allée de la république

34410 Sérignan

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**For sale house**

**4 rooms**

**Surface : 109 m²**

**Surface of the living : 37 m²**

**Surface of the land : 500 m²**

**Year of construction : 2005**

**Hot water : Thermodynamique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

### Features :

Outbuilding, 2 Cabanons, Heat pump, Ballon thermodynamique, photovoltaic panels, Covered terrace, Piscine au sel 6x3

3 bedroom

2 terraces

1 shower

1 WC

1 garage

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel



## House S24118 Sérignan

Charming detached house of 109 m², in good condition, built in 2005 right in the heart of the much-loved village of Sérignan, is waiting for its new owner. The house features THE famous single-story layout, 3 spacious bedrooms, and a high-end modern shower room. The main living area, measuring 37 m², opens onto 2 inviting terraces (one covered) to fully enjoy the region's generous climate. Outside, you'll find a beautiful 6x3 saltwater pool and a fully landscaped corner plot of 500 m². Comfort all year round is guaranteed by a reversible ducted air conditioning system with heat pump and a thermodynamic hot water tank. Garage of 21 m² with all the amenities. As a bonus, you'll benefit from 2 sheds. Two parking spaces complete this property, perfect for a fulfilling family life. Looking forward to a wonderful visit soon.

Fees and charges :

