

Price on request

Contact agency

REYNAUD Immobilier

7, boulevard Gambetta

34800 Clermont-l'Hérault

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For sale villa

6 rooms

Surface : 146 m²

Surface of the living : 60 m²

Surface of the land : 2200 m²

Year of construction : 1990

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

Piscine 8x4 chlore, Gas central heating, Shelter, fireplace, Bedroom on ground floor, double glazing, CLIM ETAGE, Laundry room, Adoucisseur et fibre, CALM

4 bedroom

3 terraces

2 showers

2 WC

1 garage

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

31/12/2025 - Prix T.T.C



Villa 201882948 Clermont-l'Hérault

FAMILY HOME WITH 6 ROOMS on a BUILDABLE PLOT of over 2,000 m² Just 10 minutes from Clermont-l'Hérault, in the town of Cabrières, nestled in a peaceful natural setting, discover this beautiful villa with spacious rooms. From the entrance, the ground floor impresses with a bright and welcoming living area of over 60 m², featuring a fitted kitchen with a dining space and a cozy lounge with a fireplace insert. This level also includes two large bedrooms, a bathroom with a toilet, and a sunlit veranda offering an unobstructed view of the surrounding hills. Upstairs, the sleeping area extends with two additional bedrooms and a shower room with a toilet. The outdoor space is a real asset: terracotta terraces, a traditional swimming pool, and several outbuildings (workshop, greenhouse, garage) complete the property. Set on a tree-lined plot of more than 2,000 m² in a buildable zone, this property enjoys an elevated position and offers genuine potential for development or investment. REYNAUD REAL ESTATE - 7, boulevard Gambetta 34800 Clermont l'Hérault - 06 12 90 35 69

Fees and charges :

