

348 969 €

**Contact agency**

**REYNAUD Immobilier**

7, boulevard Gambetta

34800 Clermont-l'Hérault

04 67 96 08 92 / reynaud.immo@wanadoo.fr

**For sale house**

**7 rooms**

**Surface : 140 m²**

**Surface of the living : 33 m²**

**Surface of the land : 800 m²**

**Year of construction : 2012**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, pompe a chaleur gainable,  
fireplace, Bedroom on ground floor, double  
glazing, DRILLING, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

3 parkings

**Energy class (dpe) : B**

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



**House 2018.348 Clermont-l'Hérault**

In a residential area, beautiful villa on wooded grounds of 800 m², living space of approximately 55m² composed of a living room with wood stove, equipped kitchen, opening onto a winter garden, 4 bedrooms including 2 on the ground floor, office, garage cellar room, bathroom with bathtub and shower, garage and carport. A refrigerated wine cellar completes the comfort of this house, which is itself fully air-conditioned and perfectly maintained. The exterior is just as neat. Large south-facing terrace. Free-form swimming pool with submerged beach and pool house sheltered from the prevailing winds, not overlooked. Quality environment close to shops and services. Quick access to city center, SNCF station, A9 and A75 highways. Beaches, seaside resorts and marinas 20 minutes away.

**Fees and charges :**

348 969 € fees included

