

420 000 €

Contact agency

REYNAUD Immobilier

7, boulevard Gambetta

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For sale house

7 rooms

Surface : 136 m²

Surface of the living : 33 m²

Surface of the land : 805 m²

Year of construction : 2012

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

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) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

17/05/2024 - Prix T.T.C



### House 201893 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 :

420 000 € fees included

