

Price on request

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 : 198 m²

Surface of the living : 82 m²

Surface of the land : 2100 m²

Exposition : sud ouest

View : Campagne

Inner condition : GOOD

External condition : GOOD

Features :

Belle piscine, Permis pour 80 m²..., Sanit empty. yes, CELLAR, Electrical components., Dépendance 130 m², double glazing, Parable, Automatic Watering, POOL

4 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

6 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



House 2018354025 Clermont-l'Hérault

Just 3 minutes from downtown Clermont l'Hérault: discover this beautiful 190 m² villa – 7 rooms – nestled in a privileged, private setting. It features a living area of 70 m², 4 spacious bedrooms, an office space, a garage, and 130 m² of outbuildings, offering high-quality amenities: reversible air conditioning, aluminum sliding doors, double glazing... Outside, enjoy a landscaped plot of 2,100 m², a stunning tiled freeform pool, as well as parking for up to 6 vehicles. A rare advantage: a building permit has been granted for a second dwelling of about 80 m², also with no overlooking neighbors from the main house – perfect for a rental project or to accommodate family. The property enjoys an elevated position with a lovely view, combining comfort, tranquility, and close proximity to the town center. Only 25 minutes from Montpellier, Béziers, and the beaches, near Lake Salagou and the A75 motorway. A unique opportunity for those who appreciate space and quality features!

Fees and charges :

