

## Price on request

### Contact agency

**Devier Immobilier Montpellier**

1, rue de Clos René

34000 Montpellier

04 67 22 28 00 / montpellier@devier-  
immobilier.com

### For sale house

**5 rooms**

**Surface : 151 m²**

**Surface of the living : 50 m²**

**Surface of the land : 700 m²**

**Year of construction : 2009**

**Exposition : Est**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

### Features :

reversible air conditioning, double glazing,  
Salt pool, CELLAR, fireplace, electric gate

4 bedroom

2 terraces

2 showers

2 WC

4 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel



## House 8234 Juvignac

On the heights of Juvignac, offering breathtaking views of the Mosson valley and the Saint Loup peak. Near the Fontcaude Golf Course Unique split-level house nestled on the town's hillside, built in 2009 with a living area of approximately 151 m², on a sloping plot of 700 m². It features a spacious living room of over 50 m² opening onto a first terrace of 30 m² facing East, a ground-floor bedroom of 12 m², and a shower room with toilet. On the lower level of the split, a hallway with storage leads to 3 bedrooms measuring 15, 13, and 12 m², a proper walk-in closet, a laundry room with water softener and machines. A bathroom with toilet. Below, you will find a charming saltwater pool and a storage cellar. Parking space for 3 to 4 cars on the property. Features: double glazing, shutter blinds and manual shutters, ducted reversible air conditioning, and a wood stove. 350L hot water tank. Saltwater pool. Connected to the main sewer system with a lift pump. Detached house.

Fees and charges :

Well condominium

