

## Price on request

### Contact agency

**REYNAUD Immobilier**

7, boulevard Gambetta

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### 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 201803540 Montpellier

Discover this stunning 190m² villa - 7 rooms - nestled in a privileged setting with complete privacy. It features a living area of 70 m², 4 spacious bedrooms, a study, a garage, outbuildings of 130 m², and offers high-quality amenities: reversible air conditioning, aluminum sliding doors, double glazing... Outside, enjoy a landscaped plot of 2,100 m², a beautiful tiled freeform swimming pool, and parking space for up to 7 vehicles. A rare advantage: a building permit has been granted for a second dwelling of approximately 80 m², also completely private from the main house – perfect for rental projects or hosting family. The property benefits from an elevated location with lovely views, combining comfort, tranquility, and proximity to the town center. Clermont l'Hérault is just 25 minutes from Montpellier, Béziers, and the beaches, close to Lake Salagou and the A75 motorway. A unique opportunity for those seeking space and high-end features!

Fees and charges :

