

Price on request

Contact agency

REYNAUD Immobilier

7, boulevard Gambetta

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For sale villa

6 rooms

Surface : 128 m²

Surface of the living : 33 m²

Surface of the land : 600 m²

Year of construction : 1982

Exposition : Sud

View : Jardin

Hot water : Electrique

External condition : a refresh

Features :

fireplace, Verandas, Heat pump, Shelter, fireplace, Bedroom on ground floor, double glazing, softener, Laundry room,

Automatic gate

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

28/01/2026 - Prix T.T.C



Villa 2018363 Nébian

On the outskirts of Clermont l'Hérault, in Nébian, discover this charming family home with a living area of 113m², enhanced by 2 verandas and a 40m² garage. Set in a peaceful and pleasant environment, this property features a bright living room, a separate kitchen, and four bedrooms, including two on the ground floor. There is also an additional mezzanine space that can be converted into a workspace, a reading nook, or a play area. Two verandas are also present, allowing you to comfortably extend the living space and enjoy the garden all year round. In addition to the living area, a garage provides both parking and storage space. Easy to maintain, the garden is perfect for fully enjoying the outdoors and offers great potential for creating a vegetable garden or a relaxation area. Schools, services, and major roads (A750) are less than a 5-minute drive away.

Fees and charges :

