

**329 000 €**

**Contact agency**

**Scandimmo**

143 boulevard René Cassin

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**For sale house**

**8 rooms**

**Surface : 141 m²**

**Surface of the land : 580 m²**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Fuel**

**Inner condition : GOOD**

**Features :**

POOL, Solar panel, AIR CONDITIONING,  
Walking distance to shops, double glazing,  
ALARM, fireplace

6 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

05/07/2025 - Prix T.T.C



### House 778 Cers

Property with unique opportunities This pleasant village house is located in Cers and not only has two apartments with their own separate entrance, but also a large garage with enormous potential. Featuring a gate opening onto the road, it adapts to the owner's needs and wishes, whether for leisure, crafts, or commercial activities. A workshop, studio, or small shop can be set up here; the possibilities are endless! (subject to approval by the municipal authorities) Whether you're looking for a vacation home suitable for two families, an apartment to accommodate your loved ones, or a property to rent out, this property is for you! Please contact Helen Benatia at 06 52 09 25 59 for more information. Both accommodations are dual-aspect. Garden and swimming pool Total capacity 12 people. Air conditioning in all rooms. Cers enjoys an ideal location, between the Hérault Valley and the Mediterranean coast. The beaches are just 15 minutes away, and 20 minutes from Cers, Cap d'Agde offers a wide range of activities: golf, water sports, and a lively nightlife. For golf enthusiasts, the 18-hole Béziers course is just 15 minutes away. Béziers Airport is a 15-minute drive away, and Montpellier Airport is 50 minutes away. Béziers train station, 20 minutes away, offers daily connections to Barcelona and Paris. Information on the risks to which this property is exposed is available on the Géorisques website:

