

Price on request

Contact agency

Scandimmo

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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

20/10/2025 - Prix T.T.C



House 896 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. Termites have previously been found in the garage and in a door frame. There is currently no termite activity, and the property is under contract for treatment. Furthermore, the property is classified as a red zone for flooding. A report detailing preventive measures has been prepared, and implementation of these measures may entitle the owner to government assistance. In light of these circumstances, the price has been reduced from €339,000 to €315,000 to reflect the works to be considered, allowing the new owner to plan ahead with ease. Cers enjoys an ideal location, between the Hérault Valley and the Mediterranean coast. The beaches are just 15 minutes away and

