



**REYNAUD**  
IMMOBILIER  
Depuis 1994

☎ 04 67 96 08 92  
✉ reynaud.immo@wanadoo.fr

175 000 €

Buying apartment

4 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Year of construction : 1800

Exposition : Sud ouest

Inner condition : To renovate

Features :

Garage 55 m<sup>2</sup>, Atelier 34 m<sup>2</sup>, Calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : F

Document non contractuel  
09/01/2025 - Prix T.T.C



### Apartment 2018 Canet

4-room apartment 150 m<sup>2</sup> For sale in Canet, a spacious character apartment located in a beautiful bourgeois building of four rooms to renovate with a living area of approximately 150 m<sup>2</sup>, very bright with a large terrace and a garage allowing two cars to enter. Its brightness, the beautiful high ceilings and its charm offer great possibilities for restoration. To purchase this apartment, please contact the ST-BENOIT IMMOBILIER Agency in ANIANE or GIGNAC. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Surface area: 150 m<sup>2</sup> Price of the property: €175,000 Date of completion of the energy diagnosis: 05/16/2024 Primary energy consumption: 277 kWh/m<sup>2</sup>/year Final energy consumption: 0 kWh/m<sup>2</sup>/year Estimated amount of annual energy expenditure for standard use: between €3,020 and €4,140 per year. Average energy prices indexed for the year 2024 (including subscriptions) Housing with excessive energy consumption: class F

Fees and charges :  
175 000 € fees included



Agence REYNAUD IMMOBILIER - 7 boulevard Gambetta, 34800 Clermont-l'Hérault

04 67 96 08 92 - reynaud.immo@wanadoo.fr - www.reynaud-immo.fr

RCS 835 108 549 Montpellier - Code NAF 6831Z - SIRET 835 108 549 00014 - Garantie financière : GALIAN 120.000€

Document non contractuel - Barème des prix disponible sur notre site internet