



**REYNAUD**  
IMMOBILIER  
Depuis 1994

☎ 04 67 96 08 92  
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522 500 €

Buying villa

6 rooms

Surface : 142 m<sup>2</sup>

Surface of the living : 43 m<sup>2</sup>

Surface of the land : 1950 m<sup>2</sup>

Year of construction : 1968

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : Good

External condition : A rafraichir

Features :

Pool, Chauffage central, Abri, Poêle à bois,  
Chambre de plain-pied, Double Glazing,  
Well, Cuisine d'ete, Automatic gate, Calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

5 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) :

Comming soon

Document non contractuel

22/10/2024 - Prix T.T.C



### Villa 2018.305 Clermont-l'Hérault

Discover this magnificent 6-room house nestled in an idyllic setting. With a vast 2000 m<sup>2</sup> park, enjoy an exceptional living space, perfect for families and nature lovers. **\*\*Features : \*\*** - 6 spacious and bright rooms - Large living room with fireplace - Modern and equipped kitchen - Comfortable rooms with storage - Elegant bathroom - Desk swimming pool with its summer kitchen - Garden of 2000 m<sup>2</sup> **\*\*Assets : \*\*** - Calm and green environment - Close to all amenities - Ideal for children and outdoor activities Don't miss this unique opportunity! Contact us now to arrange a visit.

Fees and charges :

522 500 € agency fees 4,31% à the responsibility of the buyer 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