



**REYNAUD**  
IMMOBILIER  
Depuis 1994

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279 000 €

**Buying house**

**4 rooms**

**Surface : 74 m<sup>2</sup>**

**Surface of the living : 24 m<sup>2</sup>**

**Surface of the land : 596 m<sup>2</sup>**

**Year of construction : 1987**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : A refresh**

**External condition : Good**

**Couverture : Tuiles**

**Features :**

Abri, Double Glazing, Véranda 27m<sup>2</sup>,

Atelier, Automatic gate, Calm

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

**Energy class (dpe) : D**

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

Document non contractuel

29/10/2024 - Prix T.T.C



### House 2018.316 Clermont-l'Hérault

Charming detached house, to refresh, of 74 m<sup>2</sup> located in Clermont-l'Hérault is available for purchase. This building, erected in 1987, spreads its rooms over 2 levels. With a beautiful southern exposure, the house offers an unobstructed view and benefits from a vast plot of 595 m<sup>2</sup>. The house has a living room of 24 m<sup>2</sup>, 2 bedrooms, a bathroom, a shower room, 2 toilets, and a separate kitchen. The charming asset: a veranda of 27 m<sup>2</sup> overlooking a pretty plot of land. Electric heating and hot water, double glazing, automatic gate and 3 parking spaces complete this property. Peace and quiet guaranteed thanks to its shelter and workshop. Mains drainage.

**Fees and charges :**

279 000 € fees included



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

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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