



REYNAUD
IMMOBILIER
Depuis 1994

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

420 000 €

Buying villa

6 rooms

Surface : 118 m²

Surface of the living : 38 m²

Surface of the land : 311 m²

Year of construction : 26/06/2016

Exposition : Sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : Good

External condition : Good

Features :

Abri, Fireplace, Chambre de plain-pied,
Double Glazing, Utility room, Automatic
gate, Calm

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

Energy class (dpe) : Unavailable

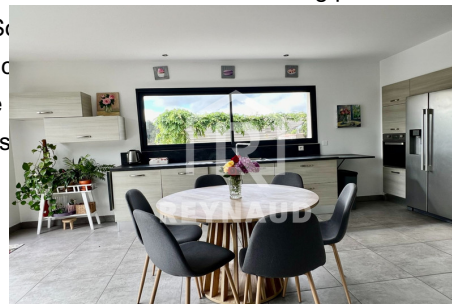
Emission of greenhouse gases (ges) :
Unavailable

Document non contractuel
18/05/2024 - Prix T.T.C



Villa 2018.296 Clermont-l'Hérault

Clermont l'Hérault: to discover: pleasant 6-room VILLA totaling 118m² of living space with garden and garage. The house opens onto a bright 27 m² living room/kitchen, with a south-facing terrace - ideal for enjoying the sun all year round. On the night side, you will be seduced by the 5 welcoming bedrooms, a bathroom and separate toilets, for the comfort of all. All on a vast plot of 3000 m², the promise of space and freedom. Double-glazed PVC windows guarantee optimal insulation. Your future home awaits you in Nîmes. Contact us to find out! Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.govt.fr 120 m² on a plot of 1300 m², fully enclosed, walls and hedges. Detached villa built in 1995, offering a breathtaking view of the surrounding countryside, very quiet, without any nuisance, but not isolated. Composed of a living room, lounge with fireplace of 35 m², an equipped kitchen, three bright bedrooms, including a master bedroom, two shower rooms and two toilets, it however requires some modernization to reveal its full potential. The property is equipped with an automatic gate, an 8 x 4 swimming pool heated by heat pump and two large terraces, one of which overlooks the swimming pool with



Agence REYNAUD IMMOBILIER - 34800 Clermont-l'Hérault

Tél : 04.67.96.08.92 - Email : reynaud.immo@wanadoo.fr - Site : www.reynaud-immo.fr

Carte professionnelle n°CPI 3402 2018 000 028 674 - RCS 835 108 549 Montpellier

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