

175 000 €

**Contact agency**

**REYNAUD Immobilier**

7, boulevard Gambetta

34800 Clermont-l'Hérault

04 67 96 08 92 / reynaud.immo@wanadoo.fr

**For sale 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) : E**

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

Document non contractuel

14/03/2025 - Prix T.T.C



**Apartment 2018 Gignac**

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

