

295 000 €

**Contact agency**

**REYNAUD Immobilier**

7, boulevard Gambetta

34800 Clermont-l'Hérault

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**For sale house**

**4 rooms**

**Surface : 99 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 550 m<sup>2</sup>**

**Year of construction : 2000**

**Exposition : Sud ouest**

**View : Dominante**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

Gas central heating, chalet, double glazing,

Laundry room, Automatic gate, CALM

2 bedroom

2 terraces

1 bathroom

1 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

13/03/2025 - Prix T.T.C



### House 2018.306 Clermont-l'Hérault

Discover this villa in a peaceful setting, offering 99 m<sup>2</sup> of living space, two large bedrooms, equipped kitchen, garage and workshop of 80 m<sup>2</sup>, cellar, dominant view, land for swimming pool.

Fees and charges :

295 000 € fees included

