

295 000 €

Contact agency

REYNAUD Immobilier

7, boulevard Gambetta

34800 Clermont-l'Hérault

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

For sale villa

4 rooms

Surface : 111 m²

Surface of the living : 47 m²

Surface of the land : 550 m²

Year of construction : 1998

View : Dégagée

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Features :

Gas central heating, clim salon, Bedroom on ground floor, double glazing, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 garage

2 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

16/08/2024 - Prix T.T.C



Villa 2018.300 Clermont-l'Hérault

Exclusive! To discover in Clermont l'Hérault: superb 5-room single-storey villa with garden and swimming pool. The house is nestled on a plot of more than 550m² in a dominant location, offering breathtaking views and ideal proximity to the city center and its shops. Upon entering this villa you will be greeted by a spacious and bright living room. The modern and functional and fully equipped kitchen. You will also find two comfortable bedrooms, each offering a quiet resting space. The villa also has an elegant library, perfect for book lovers and peaceful reading times. The contemporary shower room offers a modern and practical relaxation space, while a separate toilet adds additional everyday comfort. A full garage completes everything, offering essential space for your vehicles and storage. The privileged location of this villa is one of its main assets. Located in the immediate vicinity of the city center of Clermont l'Hérault and its shops, you will benefit from a practical and pleasant living environment. The 550m² plot offers generous outdoor space to enjoy nature and the great outdoors. The elevated position of the villa offers unobstructed views and exceptional light. Don't miss this exceptional opportunity to acquire a single-storey villa in Clermont l'Hérault. Contact us today to arrange a viewing and let yourself be seduced by this exceptional property.

Fees and charges :

295.000 € agency fees 4.07% à the responsibility of the buyer included.

