

495 000 €

**Contact agency**

**REYNAUD Immobilier**

7, boulevard Gambetta

34800 Clermont-l'Hérault

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

**For sale villa**

**6 rooms**

**Surface : 145 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 2200 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

POOL, Gas central heating, Shelter, fireplace, Bedroom on ground floor, double glazing, CLIM ETAGE, Laundry room, CALM

4 bedroom

3 terraces

2 show ers

2 WC

1 garage

6 parkings

**Energy class (dpe) : C**

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

Document non contractuel

29/01/2025 - Prix T.T.C



### Villa 2018294 Pézenas

In a rural environment, come and discover this 6-room house, including 4-bedroom living space - you will appreciate its large 10 x5 swimming pool - a fully equipped 20 m2 summer kitchen - its 30 m2 garage and 50 m2 annexes - all built on land of approx. 2000 m2 planted with numerous fruit trees watered by the Canal de Provence - you can also enjoy the numerous terraces with pizza oven and barbecue - Ideal family home for large families

Fees and charges :

495 000 € fees included

