

779 000 €

**Contact agency**

**Devier Immobilier SGM**

45, Plan des cafés

34160 St Genies des Mourgues

04 67 86 28 70 / agence@devier-  
immobilier.com

**For sale mansion**

**7 rooms**

**Surface : 307 m<sup>2</sup>**

**Surface of the living : 65 m<sup>2</sup>**

**Surface of the land : 1029 m<sup>2</sup>**

**Year of construction : 1700**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : very good**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, POOL, CELLAR, electric  
gate, fireplace

5 bedroom

2 terraces

1 bathroom

2 showers

2 WC

3 parkings

**Energy class (dpe) : C**

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

Document non contractuel



**Mansion 7783 Sommières**

In a very pretty village 10 minutes from Castries, Subtle mix of old and contemporary for this completely renovated character residence composed of a main house of 230 m<sup>2</sup>, an independent apartment of 80 m<sup>2</sup> and a shed of 75 m<sup>2</sup> + workshop, technical room... All located on a very large plot of 1029 m<sup>2</sup> with trees, enclosed by stone walls, not overlooked, with swimming pool and large wooden terraces. A charm ! THE HOUSE is composed of a hall, a large living room of 60 m<sup>2</sup>, a large kitchen dining room of 35 m<sup>2</sup> creating a living space of more than 95 m<sup>2</sup> with access to the garden and patio, a laundry room, an office, two beautiful bedrooms, a bathroom and independent toilets complete the ground floor. Upstairs you will find three large bedrooms, two of which have dressing rooms and shower rooms. Quality services, aluminum carpentry, bay window, exposed stones, fireplace with insert, central vacuum, very good insulation (cellulose wadding), salt pool... The APARTMENT is composed of a living room with open kitchen, three bedrooms and a bathroom and toilet, there is still some finishing work to be done. Its total independence will allow future buyers to rent it if they wish without any opposite. For further information or a visit, contact: DEVIER IMMOBILIER in Saint Geniès des Mourgues 0467862870

Fees and charges :

779 000 € fees included.

