

780 000 €

**Contact agency**

**Devier Immobilier Montpellier**

1, rue de Clos René

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**For sale house**

**7 rooms**

**Surface : 194 m<sup>2</sup>**

**Surface of the living : 53 m<sup>2</sup>**

**Surface of the land : 832 m<sup>2</sup>**

**Year of construction : 1994**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

double glazing, Salt pool, CELLAR,  
Automatic Watering, electric shutters

6 bedroom

2 terraces

3 bathrooms

3 WC

2 parkings

**Energy class (dpe) : C**

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

Document non contractuel

27/07/2024 - Prix T.T.C



**House 7982 Montpellier**

Montpellier North, Alco / Château d'Ô sector. At the bottom of a dead end, in absolute calm. Detached house from 1994. With an area of 192 m<sup>2</sup> on a plot of 832 m<sup>2</sup> with trees and swimming pool. It is composed of an entrance with cupboard, a large living room bathed in light with its numerous windows, a separate fully fitted and equipped kitchen, two single-storey bedrooms and a large office, a shower room, toilet. Upstairs, three bedrooms including a master space with dressing room, laundry room and shower room. toilet. A small independent T2 of 22 m<sup>2</sup> is rented for €580 furnished. Summer kitchen (pool house), and pantry. Charging socket for electric vehicle. Services: pellet stove, ducted air conditioning, double glazing, south facing, not overlooked. Automatic watering

Fees and charges :

780 000 € fees included