



REYNAUD
IMMOBILIER
Depuis 1994

☎ 04 67 96 08 92
✉ reynaud.immo@wanadoo.fr

Price on request

Rentals villa

4 rooms

Surface : 93 m²

Surface of the living : 37 m²

Surface of the land : 300 m²

Exposition : Sud

View : dominante

Hot water : Thermodynamique

Inner condition : Excellent

External condition : Neuf

Features :

2 chambres + bureau, Double Glazing,
Residential area, Electric shutters, Utility
room, , Chauffage POMPE A CHALEUR,
Chambre de plain-pied

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

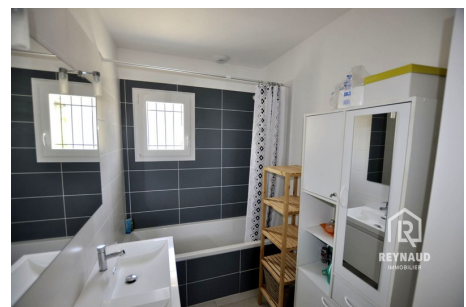
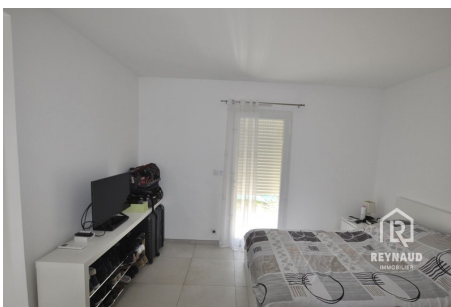
Document non contractuel

31/08/2025 - Prix T.T.C



Villa 352 Clermont-l'Hérault

2 km from CLERMONT - NEBIAN - Contemporary villa - 4 rooms in an elevated position with clear views. On the ground floor: living room with kitchenette of 37 m², 1 bedroom with bathroom and dressing room of 22 m², toilet, laundry room. Upstairs: office and bedroom with fitted wardrobe, shower room and toilet. Heat pump heating - Air conditioning in every room - Garden - 2 parking spaces. Quiet and sought-after neighborhood. Amenities 3 minutes by car / A75/A750 access 3 km away. * Rent all charges included: €1,290 per month; * Rent excluding charges: €1,270 per month; * Charges: €20 per month for waste collection; * Security deposit: €2,580; * Tenant fees: €1,020 (viewing, file processing and lease drafting; including €278 for the inventory of fixtures). Furniture photos are for reference only. REYNAUD REAL ESTATE: 04.67.96.08.92 (ref.: Loc79M)



Agence REYNAUD IMMOBILIER - 7 boulevard Gambetta, 34800 Clermont-l'Hérault

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RCS 835 108 549 Montpellier - Code NAF 6831Z - SIRET 835 108 549 00014 - Garantie financière : GALIAN 120.000€

Document non contractuel - Barème des prix disponible sur notre site internet