



**REYNAUD**  
IMMOBILIER  
Depuis 1994

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

### Price on request

**Buying house**

**6 rooms**

**Surface : 132 m²**

**Surface of the living : 37 m²**

**Surface of the land : 715 m²**

**Exposition : Sud est**

**View : Campagne**

**Inner condition : Good**

**Features :**

Laundry room, Barbecue, serre 20 m²,  
Fireplace, baboratoire, Double Glazing,  
Laundry room, Automatic gate, Calm

4 bedroom

1 terrace

2 show ers

2 WC

1 garage

5 parkings

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

01/09/2025 - Prix T.T.C



### House 2018 353 Saint-Félix-de-Lodez

4km from Saint-Félix-de-Lodez / A75: Family home with 6 rooms, 128 m², featuring a garden and large garage (80 m²) + workshop. Located in a quiet and sought-after area, this house offers a spacious living area with lounge/dining room, an independent kitchen opening onto a terrace with stunning open views, two comfortable bedrooms, a shower room, and a separate toilet. 2nd floor: two additional bedrooms, a shower room, and an independent toilet. Outside, you will find a flat garden with a well. Numerous amenities: double-glazed windows (wood and PVC), air conditioning, fireplace, electric roller shutters, video intercom, wine cellar, electric gate...

Fees and charges :



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

04 67 96 08 92 - reynaud.immo@wanadoo.fr - www.reynaud-immo.fr

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