



REYNAUD
IMMOBILIER
Depuis 1994

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

Price on request

Buying house

7 rooms

Surface : 198 m²

Surface of the living : 82 m²

Surface of the land : 2100 m²

Exposition : sud ouest

View : Campagne

Inner condition : Good

External condition : Good

Features :

Belle piscine, Permis pour 80 m²..., Vide sanit. oui, Utility room, Volets élec., Dépendance 130 m², Double Glazing, Parabole, Arrosage automatique, Pool

4 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

6 parkings

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

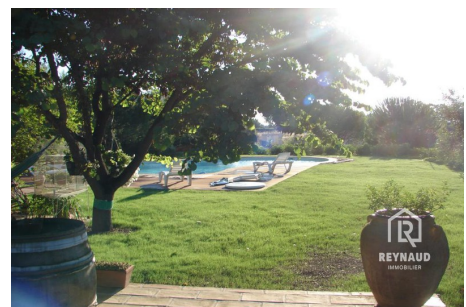
17/09/2025 - Prix T.T.C



House 2018354 Montpellier

Discover this stunning villa of about 7 rooms, nestled in a privileged setting with no overlooking neighbors. It features a living area of 70 m², 4 spacious bedrooms, a home office, a garage, and outbuildings totaling 130 m², offering high-quality amenities: reversible air conditioning, aluminum sliding doors, double glazing... Outside, enjoy a landscaped plot of 2,100 m², a beautiful freeform tiled swimming pool, and parking space for up to 7 vehicles. A rare advantage: building permission has been granted for a second dwelling of approximately 80 m², also without views into the main house – perfect for a rental project or hosting family. The property enjoys an elevated location with a lovely view, combining comfort, tranquility, and proximity to the town center. A unique opportunity for those who appreciate space and quality features! CLERMONT L'HERAULT is just 25 minutes from Montpellier, Béziers, and the beaches, close to Lake Salagou and the A75 motorway.

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€

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