



**REYNAUD**  
IMMOBILIER  
Depuis 1994

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520 000 €

Buying villa

6 rooms

Surface : 146 m<sup>2</sup>

Surface of the living : 62 m<sup>2</sup>

Surface of the land : 2170 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : Good

External condition : Good

Features :

Pool, Chauffage central gaz, Abri,  
Fireplace, Chambre de plain-pied, Double  
Glazing, CLIMETAGE, Laundry room, Calm

4 bedroom

3 terraces

2 showers

2 WC

1 garage

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

15/05/2024 - Prix T.T.C

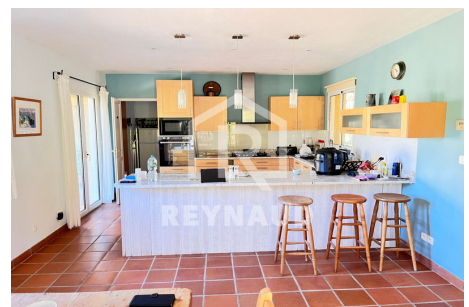


### Villa 2018294 Clermont-l'Hérault

In a rural environment, come and discover this 6-room house, including 4-bedroom living space - you will appreciate its large 10 x 5 swimming pool - a fully equipped 20 m<sup>2</sup> summer kitchen - its 30 m<sup>2</sup> garage and 50 m<sup>2</sup> annexes - all built on land of approx. 2000 m<sup>2</sup> planted with numerous fruit trees watered by the Canal de Provence - you can also enjoy the numerous terraces with pizza oven and barbecue - Ideal family home for large families

Fees and charges :

520 000 € fees included



Agence REYNAUD IMMOBILIER - 34800 Clermont-l'Hérault

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Code NAF 6831Z - SIRET 835 108 549 00014 - Garantie financière : GALIAN 120.000€ - Document non contractuel