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## 393 000 €

Buying villa 5 rooms

Surface: 102 m²

Surface of the living: 43 m<sup>2</sup> Surface of the land: 640 m<sup>2</sup> Year of construction: 2005

**Exposition**: Sud **View**: Jardin

Hot water: Electrique Inner condition: Good External condition: Good

## Features:

clim salon, Barbecue, Chambre de plainpied, Double Glazing, mezzanine garage, Utility room, Calm

- 3 bedroom
- 1 terrace
- 1 show er
- 1 WC
- 1 garage
- 4 parkings

Energy class (dpe): C

Emission of greenhouse gases (ges) :  $\mathsf{A}$ 

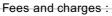
Document non contractuel 02/05/2025 - Prix T.T.C





## Villa 2018.298 Clermont-l'Hérault

SALE of a 5-room house (102 m²) in Nébian - NEAR CLERMONT L'HERAULT - VILLA WITH LAND For sale: come and visit in Nébian (34800) this 5-room house of 101.99 m² on a plot of 647 m² of land. It is organized as follows: a large living room of 46 m², three bedrooms with cupboard, an equipped kitchen, a laundry room and an office with cupboard. Electric heating is installed and reversible air conditioning in the living room. The house has a terrace and barbecue. It is a single-storey house dating from 2005. It is in very good general condition. The garage has a mezzanine which provides additional storage. The Yvette Marty School Group Primary School is located in the town. Contact our advisors for a first visit to this house for sale. Fees payable by the seller. You can consult the fee schedules at the following address: https://www.citya.com/agences-immobilieres/clermont-lherault-34800/197. Estimated amount of annual energy expenditure for standard use: between 1,099 and 1,487 euros. Average energy prices indexed in 2021. Information on the risks to which this property is exposed is available on the Géorisks website: https://www.georisks.gouv.fr







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