



**REYNAUD**  
IMMOBILIER  
Depuis 1994

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

**393 000 €**

**Buying villa**

**5 rooms**

**Surface : 102 m²**

**Surface of the living : 43 m²**

**Surface of the land : 640 m²**

**Year of construction : 2005**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Good**

**Features :**

clim salon, Barbecue, Chambre de plain-pied, Double Glazing, mezzanine garage, Utility room, Calm

3 bedroom

1 terrace

1 shower

1 WC

1 garage

4 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : 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&#39;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-immobilières/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>

Fees and charges :



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