



**REYNAUD**  
IMMOBILIER  
Depuis 1994

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

**384 000 €**

**Buying maison de caractère**

**10 rooms**

**Surface : 380 m²**

**Surface of the living : 100 m²**

**Year of construction : 1800**

**Exposition : Sud**

**Inner condition : Good**

**External condition : Good**

**Features :**

Charpente 15 ans, 3 CUISINES, Chauffage central gaz, 4 SALONS, Fireplace, Chambre de plain-pied, Double Glazing

6 bedroom

3 bathrooms

2 show ers

3 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

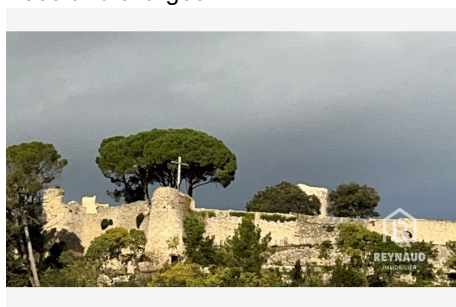
02/05/2025 - Prix T.T.C



### Maison de caractère 2018.333 Clermont-l'Hérault

CLERMONT L, HERAULT: In the heart of the CITY, quiet and ideally located - close to shops, schools and transport - discover this superb 19th century family home, completely renovated with taste. On 3 levels, it develops more than 300 m2: On the ground floor, the entrance, paved with original cement tiles leads to a superb through living room including an open kitchen, a dining room as well as a lounge area all overlooking a superb quiet and green garden ... a dressing room / cloakroom completes this level. The superb staircase then leads to the floors... On the first floor, a spacious landing leads to three beautiful bright bedrooms with balconies, a bathroom and a laundry room... On the second - air-conditioned -, a suite with its bathroom, a guest bedroom and plenty of storage... Outside, a charming green garden with terrace, automatic watering, lighting... A cellar of approximately 50 m2 completes this rare property ... Current volumes, quality services, an ideal living environment for a family looking for a comfortable, quiet property and yet in the heart of the city... Possibility of extra parking, alarm, electric shutters.

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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