



**REYNAUD**  
IMMOBILIER  
Depuis 1994

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

## Price on request

### Buying house

7 rooms

Surface : 198 m<sup>2</sup>

Surface of the living : 82 m<sup>2</sup>

Surface of the land : 2100 m<sup>2</sup>

Exposition : sud ouest

View : Campagne

Inner condition : Good

External condition : Good

### Features :

Belle piscine, Permis pour 80 m<sup>2</sup>..., Vide sanit. oui, Utility room, Volets élec., Dépendance 130 m<sup>2</sup>, 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

15/10/2025 - Prix T.T.C



## House 2018354025 Clermont-l'Hérault

Just 3 minutes from downtown Clermont l'Hérault: discover this beautiful 190 m<sup>2</sup> villa – 7 rooms – nestled in a privileged, private setting. It features a living area of 70 m<sup>2</sup>, 4 spacious bedrooms, an office space, a garage, and 130 m<sup>2</sup> of outbuildings, offering high-quality amenities: reversible air conditioning, aluminum sliding doors, double glazing... Outside, enjoy a landscaped plot of 2,100 m<sup>2</sup>, a stunning tiled freeform pool, as well as parking for up to 6 vehicles. A rare advantage: a building permit has been granted for a second dwelling of about 80 m<sup>2</sup>, also with no overlooking neighbors from the main house – perfect for a rental project or to accommodate family. The property enjoys an elevated position with a lovely view, combining comfort, tranquility, and close proximity to the town center. Only 25 minutes from Montpellier, Béziers, and the beaches, near Lake Salagou and the A75 motorway. A unique opportunity for those who appreciate space and quality features!

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€

Document non contractuel - Barème des prix disponible sur notre site internet