



House

BOISSERON (34)

1 269 000 €*

* Agency fees to be paid by the seller



210 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Located between Castries and Sommières in the town of Boisseron just 30 minutes from Montpellier in a residential area nestles this pretty villa. Here no vis-à-vis and Olympian calm. On the ground floor, a spacious living room with fireplace opening onto a first terrace, a Provencal-style kitchen with exterior access and garden view as well as two bedrooms each with private bathroom and terrace for your comfort. . Upstairs, three bedrooms each benefiting from a solarium as well as a mezzanine that can be used as an office. This villa is located on a plot of almost 1 hectare classified as a protected area with 40 fruit trees and Mediterranean species. You can also entertain at your leisure and take full advantage of the 12x6 swimming pools as well as a 12x2 children's pool around a fully equipped 300 m² pool house. For fishing enthusiasts, a private river awaits you safely below the ground. To complete the whole 4 garages as well as a basement of 70m². But better than words, a visit is in order Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Valérie BERTHON

MAUGUIO (34130)

Agent

RSAC : 513 870 212 00026

Courts service city :
MONTPELLIER

(+33)7 78 64 37 09

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 827690
Property type House
Year of construction 1982
View Vue dégagée, sur Jardin, sur Piscine, sur Rivière
Furnished Yes

SURFACES

Living space 210 m²
Living room surface 70 m²
Land surface 10000 m²

COMPOSITION

Number of rooms 8
Number of bedrooms 5
Number of bathrooms 3
Toilets count 4
Balcony 1
Terrace 1

DPE/GES

DPE 115
GES 18

APPENDIX

Parking couvert
Parking space 4
Garage 4
Videophone Non

SERVICES

Air conditioning Yes
Heater électricité
Heater climatisation réversible
Heater solaire
Kitchen aménagée
Swimming-pool Yes
Intercom Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle