



House

CLERMONT L'HERAULT (34)

475 000 €*

* Agency fees to be paid by the seller



190 m²



9 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

CLERMONT-L'HERAULT Center, 30 minutes from MONTPELLIER. House of 190m² of living space spread over two levels, very well located in a quiet area and not overlooked. Space, comfort, old-world character and quality renovation. A 120m² partly covered courtyard and a 40m² terrace with summer kitchen allow you to enjoy the outdoors. The composition: On the ground floor, main entrance, laundry room, independent room pre-equipped with water and electricity, garage/workshop with wine cellar and at the rear a courtyard with a shelter. On the 1st floor, landing leading to, office, TV lounge opening onto the terrace, bedroom with shower room, dressing room, WC, fitted kitchen with fireplace and pantry, giving access to the dining room, small living room and the terrace. On the 2nd floor, landing leading to a large bedroom with large dressing room (or additional bedroom), bathroom, two other beautiful bedrooms with shared bathroom, and a WC. Renovation in 2015 (ten-year guarantee for the roof), Double-glazed wood joinery, Electricity, Insulation, VMC, Cumulus 2023, Water softener, Automatic gate. Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Olivier CAPITAINE

**CLERMONT-L'HERAULT
(34800)**

Agent

RSAC : 445 204 258 00047

Courts service city :
MONTPELLIER

(+33)6 23 94 39 65

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 840092

Property type House

Year of construction 1900

Exposure East

SURFACES

Living space 190 m²

Living room surface 27 m²

Land surface 130 m²

COMPOSITION

Number of rooms 9

Number of bedrooms 4

Toilets count 2

Washrooms 3

Terrace 1

DPE/GES

DPE 124

GES 3

APPENDIX

Parking extérieur

Parking space 3

Garage 1

Videophone Non

SERVICES

Heater électricité économique

Kitchen aménagée



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