

Apartment

CLERMONT L'HERAULT (34)

109 000 €*

* Agency fees to be paid by the seller



80 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Charming 80m² T5 apartment in Clermont l'Hérault - Ideal for Families and Investors Discover this spacious 80m² T5 apartment, ideally located on the second floor of a peaceful residence with balcony. Perfect for families and investors, this space offers a multitude of possibilities. Highlights of the apartment: 4 bright bedrooms: Each member of the family will benefit from their comfortable personal space. Proximity to schools: Located just 400m from a school and a high school, guaranteeing an easy daily commute for your children. Central location: Quick access to downtown shops, services and amenities. Easy parking: Simplify your daily life with easy parking nearby. Pleasant balcony: Ideal for your moments of relaxation outdoors. Modular space: Arrange a double living room or an open kitchen according to your wishes for moments of sharing with family. Exceptional potential to exploit: With a little imagination and renovation work, this apartment can become your haven of peace in the heart of the city. Transform it to reflect your lifestyle and personal tastes. Why Clermont l'Hérault? Located in Occitania, this dynamic city offers a pleasant living environment with its parks, local markets and numerous cultural activities. Enjoy an exceptional quality of life while remaining close to major roads and public transport. Transform this apartment into your new home or a great investment. Contact me now! Number of lots in the co-ownership: 120, Average annual amount of the share of charges (projected budget): €1135 or €94 per month. Fees are the responsibility of the seller.

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!



Brice BÉNET

**NEZIGNAN-L'EVEQUE
(34120)**

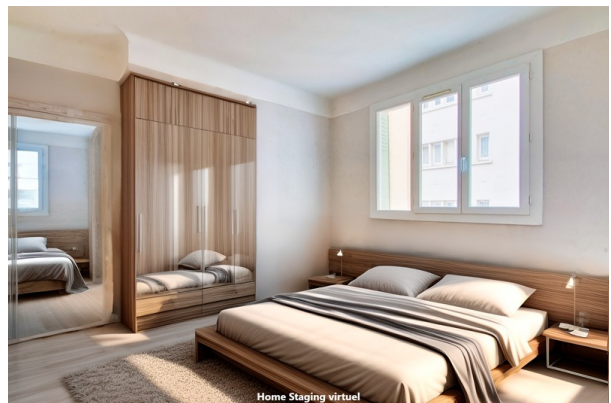
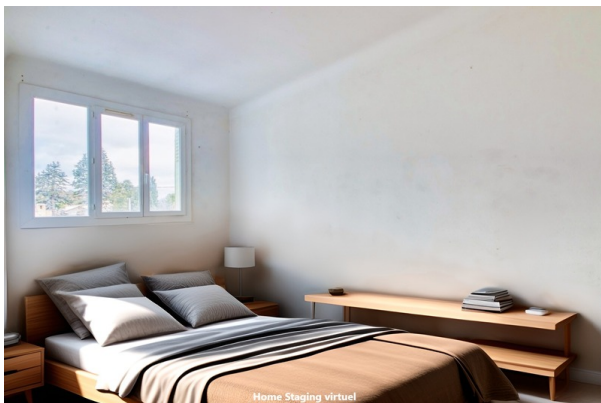
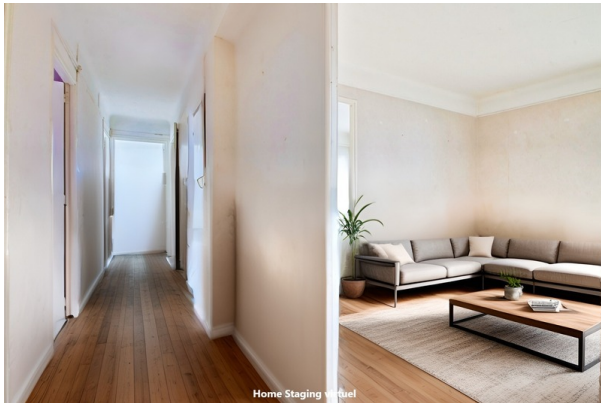
Agent

RSAC : 511 403 040 00047

Courts service city :
BEZIERS

(+33)6 07 83 21 97

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 842416

Property type Apartment

Year of construction 1970

Floor number 2

Floors count 4

Exposure South

View Vue dégagée, sur Jardin

SURFACES

Living space 80 m²

Surface Carrez Law 80 m²

Living room surface 16 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 120

Condominium fees 95 €/mois

Share of expenses 1 135 €

COMPOSITION

Number of rooms 5

Number of bedrooms 4

Number of bathrooms 1

Toilets count 1

Balcony 1

DPE/GES

DPE 259

GES 8

APPENDIX

Cellar 1

Videophone Non



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