



Pierre  
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RÉSIDENTIEL & COMMERCIAL & ENTREPRISE

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1 300 000 €

**Buying villa**

**5 rooms**

**Surface : 194 m<sup>2</sup>**

**Surface of the living : 63 m<sup>2</sup>**

**Surface of the land : 3785 m<sup>2</sup>**

**View : Panoramique**

**Inner condition : good**

**External condition : good**

**Features :**

pool, Fireplace, Chambre de plain-pied,  
Double Glazing, Arrosage automatique,  
Portail automatique, Calme

3 bedrooms

1 terrace

1 parking

**Energy class (dpe) : B**

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

Document non contractuel

30/04/2024 - Prix T.T.C



### Villa 9702 Balaruc-le-Vieux

MONTPELLIER, 30 minutes in a quiet area, in the middle of nature, FOR SALE  
MAGNIFICENT STONE HOUSE, ON ONE STOREY with a living area of 194m<sup>2</sup> on  
wooded land of 3,785m<sup>2</sup>. It has a very beautiful living room of 63m<sup>2</sup>, extended by a  
100m<sup>2</sup> terrace with a view of the Thau lagoon. The house is completed by a 30m<sup>2</sup>  
studio for entertaining. The whole is enhanced by a beautiful Mediterranean garden  
with swimming pool. The extras : Drilling, solar panels, etc. Information on the  
risks to which this property is exposed is available on the Géorisks website.

Fees and charges :

1 300 000 € agency fees 5,00% à the responsibility of the buyer included

