



Pierre  
**Deguara** IMMOBILIER

RÉSIDENTIEL & COMMERCIAL & ENTREPRISE

Nous contacter : **04 67 12 39 39**

**1 300 000 €**

**Buying villa**

**5 rooms**

**Surface : 194 m²**

**Surface of the living : 63 m²**

**Surface of the land : 3785 m²**

**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**



### 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 194m2 on wooded land of 3,785m2. It has a very beautiful living room of 63m2, extended by a 100m2 terrace with a view of the Thau lagoon. The house is completed by a 30m2 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

Document non contractuel

16/05/2024 - Prix T.T.C

