



Pierre
Deguara IMMOBILIER

RÉSIDENTIEL & COMMERCIAL & ENTREPRISE

☎ 04 67 12 39 39

✉ contact@deguaara-immobilier.com

www.deguaara-immobilier.com

599 000 €

Buying house

6 rooms

Surface : 175 m²

Surface of the land : 611 m²

Year of construction : 1969

View : Jardin

Inner condition : good

External condition : good

Features :

pool, Chambre de plain-pied, Double Glazing, Arrosage automatique, Laundry room, Portail automatique

5 bedrooms

1 terrace

2 show ers

2 WC

1 garage

Legal information

599 000 € fees included

3,45% VAT of fees paid by the buyer (579 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 41 Saint-Gély-du-Fesc

SAINT GÉLY DU FESC - 175M² HOUSE - 6 ROOMS. Right in the heart of the village, discover this beautiful detached architect-designed house, offering generous living spaces with its 175m² of living area and exceptional comfort. Fully air-conditioned, insulated with an exterior over-cladding, and fitted with double glazing, it perfectly combines charm, modernity, and energy efficiency. Set on a 611 m² plot, you'll enjoy a pleasant outdoor area with a swimming pool, along with a well, ideal for garden maintenance. On the ground floor, a bright and inviting living room awaits, featuring a fully equipped kitchen, a practical laundry room, a bedroom, a shower room, and a separate toilet. Upstairs, four comfortable bedrooms welcome you, along with an additional shower room and toilet. The property also includes a garage currently used as an office. A rare find in the area, ready to welcome your family in a privileged setting!

Document non contractuel - 05/12/2025



Pierre Deguara Immobilier - 22 Boulevard du Jeu de Paume, 34000 Montpellier
04 67 12 39 39 - contact@deguaara-immobilier.com - www.deguaara-immobilier.com

RCS B 380 688 549 Montpellier - SIRET 380 688 549 00019

Document non contractuel - Barème des prix disponible sur notre site internet