



☎ 04 67 49 10 32 | contact@doucetimmo.com | www.doucetimmo.com

**335 000 €**

**For sale villa**

**4 rooms**

**Surface : 97 m<sup>2</sup>**

**Surface of the living : 44 m<sup>2</sup>**

**Surface of the land : 336 m<sup>2</sup>**

**Year of construction : 1983**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

double glazing, electric shutters, Laundry room

3 bedroom

2 terraces

1 shower

1 WC

1 garage

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

27/07/2024 - Prix T.T.C



### Villa Valras-Plage

Valras beach very pretty Single storey villa on three sides of 97 m<sup>2</sup> on a plot of 336 m<sup>2</sup>, very quiet area, composed of large living room with a fully equipped open-plan kitchen, 3 bedrooms, a bathroom, toilet, corridor, a double cellar. Nice double glazing, electric roller shutter. PRICE: €345,000 Fees payable by the seller

Fees and charges :

335 000 € fees included



Doucet Immobilier - 106 Boulevard de la liberté - 34500 Béziers

Tél: 04 67 49 10 32 - contact@doucetimmo.com - www.doucetimmo.com

Carte professionnelle n°3401 2019 000 039 917 CCI de l'Hérault - RCS B 408 019 040

Code NAF 6831Z - SIRET 40801904000026 - Garantie financière : Allianz IARD, 87 rue de Richelieu, 75002 PARIS - 110 000€ sur Transaction et 200 000€ sur Gestion - Document non contractuel