

329 000 €

**Buying villa**

**4 rooms**

**Surface : 97 m²**

**Surface of the living : 30 m²**

**Surface of the land : 506 m²**

**Year of construction : 1975**

**Exposition : Est ouest**

**Inner condition : A rafraîchir**

**External condition : Good**

**Couverture : Tiling**

**Features :**

Pool, Fireplace, Bedroom on ground floor,  
Double Glazing, Laundry room, Calm

3 bedroom

2 terraces

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : F**

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

Document non contractuel

10/05/2025 - Prix T.T.C



### Villa 278 Marsillargues

**MARSILLARGUES-SALE-HOUSE-HERAULT-MONTPELLIER-NIMES-** On a beautiful plot of 506 m² with swimming pool and large garage of 75 m², comfortable house of traditional construction and quality simply to be brought up to date. Bright and well-appointed, it comprises on the ground floor a large entrance hall which leads to the 75 m² garage with toilets and water inlets for a summer kitchen. On the first floor, the separate kitchen and living room open onto the west-facing balcony that runs along the facade. The sleeping area includes three bedrooms, one of which is spacious, a recently renovated, tastefully decorated bathroom, and a toilet. Simple renovations will add significant value to this quality house. Pool Drilling Double glazing Chimney Calm You benefit from financial aid to improve your current DPE and have an efficient and economical heating system. Energy audit available Fees payable by the seller Date of completion of the energy diagnosis: 04/12/2024 Primary energy consumption: 265 kWh/m²/year Final energy consumption: Not communicated Estimated annual energy expenditure for standard use: between €3,240 and €4,430 for the years 2021, 2022 and 2023 (including subscriptions). Housing with excessive energy consumption: class F



Profil Immobilier - 23 rue Marcel Mauméjean - 34590 MARSILLARGUES

Tél: 06 76 96 99 84 - rouviere.sylvia@orange.fr - [www.profil-immobilier.fr](http://www.profil-immobilier.fr)

Carte professionnelle n° 3402 2018 000 028 974 délivrée par la CCI de l'Hérault - RCS 801186784

SIRET 80118678400014 - Garantie financière : SOCAF 110 000€ - Document non contractuel