



☎ 04 67 49 10 32 | [contact@doucetimmo.com](mailto:contact@doucetimmo.com) | [www.doucetimmo.com](http://www.doucetimmo.com)

### Price on request

#### For sale house

5 rooms

Surface : 254 m<sup>2</sup>

Surface of the living : 76 m<sup>2</sup>

Surface of the land : 245 m<sup>2</sup>

Year of construction : 1934

Exposition : Sud ouest

View : Citadine

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

#### Features :

double glazing, fireplace, electric shutters, alarm, Laundry room, Automatic gate, air conditioning

4 bedroom

1 terrace

2 bathrooms

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

13/12/2025 - Prix T.T.C



### House 3328 Maureilhan

In the heart of the village of Maureilhan, Doucet Immo is pleased to present this stunning vintager's house spanning 254 m<sup>2</sup> over three levels. It is laid out as follows: Ground floor: A spacious entrance hall with a relaxation area (currently set up as a room with a jacuzzi, which could also be used as a gym), along with a 135 m<sup>2</sup> garage featuring very high ceilings and an automatic gate. First floor: A large living room of 76 m<sup>2</sup> opening onto a 40 m<sup>2</sup> terrace, an independent kitchen, a master suite with bathroom and WC, a pantry, and a mezzanine. Second floor: Three bedrooms, a bathroom, and a WC. A MUST SEE!

Fees and charges :



Doucet Immobilier - 106 Boulevard de la liberté, 34500 Béziers

Tél: 04 67 49 10 32 - [contact@doucetimmo.com](mailto:contact@doucetimmo.com) - [www.doucetimmo.com](http://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 - 110 000€ sur Transaction et 200 000€ sur Gestion

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