



LITTORAL &amp; CAMARGUE

L'immobilier

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**550 000 €****For sale maison récente****5 rooms****Surface : 103 m²****Surface of the living : 41 m²****Surface of the land : 150 m²****Year of construction : 2020****Exposition : Sud est****View : Jardin****Hot water : Thermodynamique****Inner condition : excellent****External condition : good****Couverture : Tuiles****Features :**

pool, Bedroom on ground floor, double glazing, Arrosage automatique, Buanderie, Automatic gate

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

1 cellar

**Legal information**

550 000 €

Fees paid by the owner, well condominium(3 lots in the condominium), annual current expenses 104 € (9 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Maison récente SNM74 Castelnau-le-Lez

Exclusively, recent villa (2021) of 103m2hb (R+1) and 64m2 of annexes and outbuildings on land of...m2, vegetated and fenced. 4x3 swimming pool with sliding teak deck. The 15 m2 garage communicates with the house, it is equipped with an electric charger. Another asset, a 6m2 cellar.. On the ground floor, the living space of 41 m2 bathed in light. Clearance of 4m2. with storage, toilets and a bedroom with cupboard.. Upstairs (2 accesses to the 43m2 terrace) 1 bathroom/wc, 2 bedrooms with cupboard and a suite with its dressing room, its bathroom and direct access to the planted terrace of 43m2. Everything has been thought of down to the smallest detail for this t5 villa located 5 minutes from the tram, 12 minutes from the heart of Castelnau and immediate access to shops, services, swimming pool, schools.....

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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