

**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

**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
Document non contractuel - 27/07/2024



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RCS 81970681300055 - Code NAF 6831Z

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