



LITTORAL & CAMARGUE

L'immobilier

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www.littoral-camargue.com

572 000 €

For sale house

5 rooms

Surface : 110 m<sup>2</sup>

Surface of the living : 36 m<sup>2</sup>

Surface of the land : 260 m<sup>2</sup>

Year of construction : 2018

Exposition : Sud est

View : Citadine

Hot water : Thermodynamique

Inner condition : excellent

External condition : good

Couverture : Tuiles

Features :

fireplace, Bedroom on ground floor, double glazing, Arrosage automatique, Automatic gate

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

Legal information

572 000 €

Fees paid by the owner, well condominium(3 lots in the condominium), annual current expenses 108 € (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)



### House SNM 114 Castelnau-le-Lez

Littoral&Camargue offers you a 107 m<sup>2</sup> HB villa on 260 m<sup>2</sup> of enclosed and wooded land. The best thing about this villa: its south and west exposure, a 50 m<sup>2</sup> living space (living room, kitchen, hallway) overlooking the garden, a bedroom on the ground floor with access to the garden, a toilet. Upstairs 3 bedrooms, two of which have access to the 8.5m<sup>2</sup> terrace; a bathroom with bathtub and shower. Reversible air conditioning and a stove. Garage with mezzanine. Immediate access to the tramway and shops, a garage and two reserved parking spaces, secure access.

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 440 and 670 € (reference year 2025)  
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