1 150 000 €

Contact agency Acanthe Immobilier

29, Avenue Jean Jaurès 34170 Castelnau le Lez 04 67 79 26 26 / contact@acantheimmobilier.com

For sale house Surface: 160 m²

Surface of the living: 85 m² Surface of the land: 900 m² Year of construction: 2015 Exposition: Sud quest

View: Jardin

Inner condition: excellent

Couverture: tiling

Features:

Outbuilding, POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Motorized shutters, Automatic gate, CALM

3 bedroom

2 showers

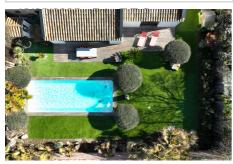
1 garage

3 parkings

Energy class (dpe): B

Emission of greenhouse gases (ges): A

Document non contractuel





House 3424 Castelnau-le-Lez

Modern and bright detached house of 160 m², built with quality materials, on a plot of 900 m² with an annex of 51 m². It consists of 3 bedrooms, including two suites with private bathrooms and fitted wardrobes. Large living room of 85 m² with sloping ceiling, exposed beams and beautiful light. High-end open kitchen with central Corian island, fully equipped. Separate laundry room and separate WC. Equipment & amp; comfort: Fireplace for a warm atmosphere 3 air conditioning units distributed throughout the house Large garage of 40 m², which can be converted into living space. Construction on crawl space, ensuring better insulation and durability. Exteriors & amp; environment: Landscaped garden with wooden terrace and Mediterranean vegetation. Large heated swimming pool with heat pump. Living room and terrace facing southwest, offering beautiful light Large black aluminum bay windows, providing a beautiful opening to the outside. The house is located on a family plot of land comprising three dwellings. Vegetated fences will soon be installed to ensure everyone \$\#39\$; privacy and independence. Renovation in progress: The two bathrooms on the ground floor will be completely renovated to bring them up to date (one of them is already finished). Ideal location: Education: Clapiers College 2 minutes away, several primary and nursery schools nearby. Transport: Tram nearby, facilitating access to Montpellier Amenities:

Shops, supermarkets, pharmacies and restaurants within easy reach. Access: Close to major roads to reach Montpellier and its surrounding areas.

Fees and charges:

1 150 000 € fees included