

849 000 €

Contact agency

Acanthe Immobilier

29, Avenue Jean Jaurès

34170 Castelnau le Lez

04 67 79 26 26 /

contact@acanthemobilier.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 ouest

View : Jardin

Inner condition : excellent

Features :

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

3 bedroom

2 show ers

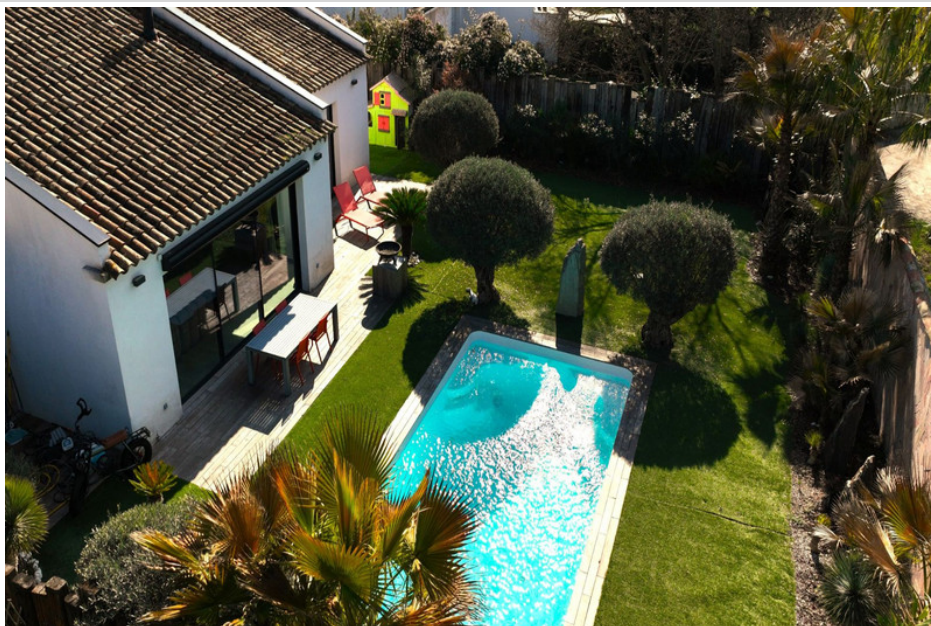
1 garage

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. 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 & 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 & 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's 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 :

849 000 € fees included

