

565 000 €

Contact agency

Bochu Immobilier

7 Place de la Liberté

34170 Castelnau Le Lez

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For sale house

4 rooms

Surface : 140 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 176 m<sup>2</sup>

Year of construction : 1816

Exposition : Sud est

View : Panoramique

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Jacuzzi spa, fireplace, double glazing,

Automatic gate, CALM

3 bedroom

2 terraces

2 showers

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

21/05/2024 - Prix T.T.C



## House 4970 Clapiers

In the heart of the village of Clapiers, Bochu Immobilier offers you this building from 1816 whose renovation has preserved the charm of yesteryear. Raised on 2 floors and benefiting from a triple east-southwest exposure, this living space offers a panoramic view everywhere and benefits from incredible light in a green setting. Its 140 m<sup>2</sup> of living space will appeal to lovers of authenticity: exposed stone, wood, polished concrete, metal joinery, wooden shutters, etc... Beautiful living space on the 1st level opening onto a terrace with furnished dining area. On the second floor, master suite benefiting, sheltered from all prying eyes, from an intimate terrace with spa. On the top level, the old attics have given way to 2 beautiful attic bedrooms. A laundry room and several dressing areas offer plenty of storage. An exterior shelter for storage completes this property. Location in the heart of the village, close to shops, primary school and college.

Fees and charges :

565 000 € agency fees 4,42% à the responsibility of the buyer included

