

## Price on request

**Contact agency**

**Bochu Immobilier**

7 Place de la Liberté

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**For sale villa**

**5 rooms**

**Surface : 137 m²**

**Surface of the living : 41 m²**

**Surface of the land : 555 m²**

**Year of construction : 1995**

**Exposition : Est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : to modernize**

**External condition : GOOD**

### Features :

fireplace, Bedroom on ground floor, double glazing, softener, CALM

4 bedroom

3 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



## Villa 5073 Castelnau-le-Lez

Exclusive! - Mûriers Neighborhood Bochu Real Estate presents this charming two-level villa featuring on the ground floor: a bright living room of about 40m² with a fireplace, an independent fitted and equipped kitchen of 15m² with direct access to the garden, 2 bedrooms, guest toilet, and a shower room. A large staircase with a cathedral ceiling leads to a 15m² landing/mezzanine, open and very bright, which can be arranged as a lounge/office area or partitioned to create an additional bedroom. Beautiful 20m² terrace with an open view, 2 bedrooms, and a bathroom. Garage for parking or storage of 30m², 2 vehicle gates, and a pedestrian gate. Well-maintained outdoor spaces, lush garden, with the possibility of adding a swimming pool. Quiet residential area, close to Jean Moulin and La Fontaine school groups, middle school, and Sports Palace. Bochu Real Estate Castelnau: 04 67 60 21 12

Fees and charges :

