

## Price on request

**Contact agency**

**Bochu Immobilier**

7 Place de la Liberté

34170 Castelnau Le Lez

04.67.60.21.12 /

transaction.castelnau@bochuimmobilier.com

**For sale contemporary villa**

**5 rooms**

**Surface : 168 m²**

**Surface of the living : 40 m²**

**Surface of the land : 700 m²**

**Year of construction : 2017**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : roof terrace**

### Features :

Bedroom on ground floor, double glazing,  
Automatic Watering, softener, Automatic  
gate, CALM

4 bedroom

2 terraces

2 bathrooms

3 WC

1 garage

1 parking

**Energy class (dpe) : A**

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

Document non contractuel



## Contemporary villa 5031 Castelnau-le-Lez

Bochu Real Estate offers you this architect-designed villa of 165m² built in 2017. On the ground floor, a large entrance hall with a closet, a 40m² living room with three large glass doors opening onto a southeast-facing terrace and garden, an independent kitchen fully fitted and equipped with an adjoining pantry/laundry room, as well as a spacious master suite of 32m² with a bathroom, private toilet, and a closed dressing room. Upstairs, two nice bedrooms with closets, an office, and a large terrace. Underfloor heating and air conditioning throughout the house, solid wood flooring in the bedrooms. Clean lines and generous volumes, warm materials, and a harmonious color scheme—the garden is lush and completely private, surrounded by protected green spaces. Garage and an area ready to be developed that could be converted into an outbuilding or office for a liberal profession. Close to Jean Moulin / Lafontaine school groups, tram station 20 minutes on foot. Bochu Real Estate Castelnau 04 67 60 21 12

Fees and charges :

