

**Price on request**

**Contact agency**

**Bochu Immobilier**

7 Place de la Liberté

34170 Castelnau Le Lez

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**For sale contemporary house**

**6 rooms**

**Surface : 158 m<sup>2</sup>**

**Surface of the living : 43 m<sup>2</sup>**

**Surface of the land : 2300 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Plein sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

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

5 bedroom

1 terrace

2 bathrooms

1 shower

3 WC

2 garage

5 parkings

**Energy class (dpe) : C**

Document non contractuel

Emission of greenhouse gases (ges) : B



### Contemporary house 5025 Castelnau-le-Lez

Bochu Immobilier offers you this very pleasant villa of 160m<sup>2</sup> of living space on a plot of 1700m<sup>2</sup>, located at the end of a private road, out of sight. Beautiful south-facing living/dining room with cathedral ceiling, large open-plan fully equipped kitchen, with pantry. Guest toilet, shower room, 2 bedrooms and a master suite with its bathroom, toilet and two dressing rooms. Upstairs, direct access to a vast, bright room, currently used as an office space, with a terrace. A beautiful attic suite with its own bathroom and toilet. An insulated attic and gym are also available. Garage, laundry room, and plenty of storage space. Ducted heating in the bedrooms, reversible air conditioning in the living room, water softener, and new wiring. Private olive grove, large 30m<sup>2</sup> outbuilding with terrace, which can be converted into a guest house, heated swimming pool and 4 private parking spaces. A prime location ensuring comfort, privacy and tranquility. Bochu real estate Castelnau - 04 67 60 21 12

**Fees and charges :**

