

## Price on request

**Contact agency**

**Bochu Immobilier**

7 Place de la Liberté

34170 Castelnau Le Lez

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**For sale house**

**6 rooms**

**Surface : 164 m²**

**Surface of the living : 72 m²**

**Surface of the land : 1000 m²**

**Year of construction : 1960**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic gate

5 bedroom

2 terraces

1 bathroom

2 show ers

3 WC

2 garage

4 parkings

1 cellar

**Energy class (dpe) : D**

Document non contractuel

Emission of greenhouse gases (ges) : A



## House 5040 Castelnau-le-Lez

VILLA in the MENDROUS neighborhood - Rare opportunity in the area. Single-story family home of approximately 165 m²: 5 bedrooms, swimming pool, and double garage, set on a landscaped 1,000 m² plot, renovated by an architect in 2021. Bright living room opening onto the terrace and pool, fireplace, and high ceilings. Large kitchen fully fitted and equipped with a pantry/laundry room, dining area. Four spacious bedrooms on the ground floor, 2 bathrooms, and an additional toilet. Charming attic guest bedroom with private bathroom, walk-in closet, and air conditioning. Spacious layout and features worthy of a contemporary home (ducted heating, aluminum joinery, new kitchen...). Close to the Jean Moulin school complex, not far from the middle school, and just a few minutes' walk from the Centurion tram stop. Parking for 3 vehicles on the property, automated gate. Bochu immobilier Castelnau - 04 67 60 21 12

Fees and charges :

