

745 000 €

**Contact agency**

**Devier Immobilier SGM**

45, Plan des cafés

34160 St Genies des Mourgues

04 67 86 28 70 / agence@devier-  
immobilier.com

**For sale house**

**7 rooms**

**Surface : 195 m<sup>2</sup>**

**Surface of the living : 48 m<sup>2</sup>**

**Surface of the land : 700 m<sup>2</sup>**

**Year of construction : 1981**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, POOL, CELLAR, Technical room, reversible air conditioning, electric gate, electric shutters, fireplace

6 bedroom

2 terraces

2 bathrooms

2 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : D**

**Document non contractuel**

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



**House 7893 Castelnau-le-Lez**

Castelnau le Lez in a residential area close to all amenities, beautiful quality villa with a living area of 195 m<sup>2</sup> + garage. It is composed on the ground floor of a hall serving a large living room of 47 m<sup>2</sup> with fireplace and large mezzanine of 22 m<sup>2</sup>, an independent fitted kitchen of 16 m<sup>2</sup>, a large bedroom of 16 m<sup>2</sup> + dressing room and bathroom, separate toilet. Upstairs: A hallway leading to four bedrooms of 10/11/12 and 15 m<sup>2</sup> with cupboards, parquet floors, a bathroom, separate toilet. The plus: attics fitted out under the slope with skylights, therefore very bright, which can be used as a games room or other. The whole is located on a very beautiful wooded plot of 700 m<sup>2</sup> with traditional 8 x4 swimming pool, with wooden terrace.

Outbuildings a garage with laundry area and a real helical wine cellar in the basement. Quality service, aluminum bay window, double glazing, electric roller shutters, electric heating + reversible air conditioning, alarm. Nursery and primary schools, medical office 3 minutes walk, middle and high school 8 minutes by car, all shops and tram station 8 minutes walk. For any further information contact:

DEVIER IMMOBILIER Agency 0467862870

Fees and charges :

745 000 € fees included

