

## Price on request

### Contact agency

#### Acanthe Immobilier

29, Avenue Jean Jaurès

34170 Castelnau le Lez

04 67 79 26 26 /

contact@acanthemobilier.com

### For sale house

7 rooms

Surface : 175 m²

Surface of the living : 60 m²

Surface of the land : 475 m²

Year of construction : 1982

Exposition : Sud ouest

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : NEW

### Features :

POOL, fireplace, Bedroom on ground floor, double glazing, Motorized shutters, CALM

6 bedroom

2 terraces

1 bathroom

2 showers

2 WC

3 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel



## House 3456 Le Crès

Fully Renovated 175 m² Villa in Le Crès (34920) Located at the end of a quiet cul-de-sac, just steps from all amenities, this stunning villa will charm you with its high-end features and privileged setting. Facing southwest and offering unobstructed views, this 175 m² home spread over 3 levels has been completely renovated and is in like-new condition. It sits on a beautifully maintained 475 m² plot. Highlights of the property: 6 bedrooms, including 2 on the ground floor 1 bathroom, 2 shower rooms, 2 toilets Fully equipped open-plan kitchen, opening onto a bright living area with a fireplace, extending onto two terraces. Chlorine pool. Double-glazed windows with motorized roller shutters 2 terraces perfect for relaxing moments Gas heating and electric hot water Storage cellar Accessible basement 3 parking spaces The living area on the garden level, with a separate entrance, includes a 25 m² living room, a bedroom, an office, a shower room, and a toilet. This space can easily be rented out, offering an attractive rental income potential. All set in a peaceful environment. A true gem, not to be missed.

Fees and charges :

