

559 000 €

For sale house

4 rooms

Surface : 115 m<sup>2</sup>

Surface of the land : 226 m<sup>2</sup>

Year of construction : 1900

Exposition : Ouest

Hot water : Electrique

Inner condition : Top notch

External condition : Renovated

Couverture : Tuiles

Features :

Double Glazing

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

#### Legal information

559 000 € fees included

3,71% VAT of fees paid by the buyer

(539 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)



### House Castelnau-le-Lez

**EXCLUSIVE:** Ideally located in the center of Castelnau, a beautiful town house of approximately 120m<sup>2</sup> with a terrace/garden of approximately 60m<sup>2</sup>, completely renovated in 2023. Quality contemporary services. On the ground floor living room with exposed stone and large fitted independent kitchen, upstairs 3 bedrooms with cupboards, a shower room and a bathroom. Lots of charm and in perfect condition! Gérard Bochu real estate 04 67 60 21 12

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 649 and 879 € (reference year 2021)  
Document non contractuel - 13/03/2025

