

849 000 €

**For sale contemporary house**

**6 rooms**

**Surface : 158 m²**

**Surface of the living : 43 m²**

**Surface of the land : 2300 m²**

**Year of construction : 1990**

**Exposition : Plein sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : Good**

**External condition : Exceptionnel**

**Couverture : Tuiles**

**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

**Legal information**

849 000 € fees included

4,81% VAT of fees paid by the buyer (810 000 € 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),



**Contemporary house 5025 Castelnau-le-Lez**

Bochu Immobilier offers you this very pleasant villa of 160m2 of living space on a plot of 1700m2, 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 30m² 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....

Energy class (dpe) : C - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1566 and 2118 € (reference year 2021)  
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