

600 000 €

For sale house

7 rooms

Surface : 160 m²

Surface of the living : 45 m²

Surface of the land : 330 m²

Year of construction : 1962

Exposition : Sud nord

View : Jardin

Hot water : Electrique

Inner condition : Good

External condition : Good

Features :

Pool, Bedroom on ground floor, Double Glazing, Softener, Calm

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 parking

#### Legal information

600 000 € fees included

3,45% VAT of fees paid by the buyer (580 000 € 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 5026 Castelnau-le-Lez

Bochu Immobilier offers you this charming 1960s-style house, located in a quiet residential neighborhood on a small square from which several dead-end streets branch off. On the ground floor, it features a nice entrance, a large bedroom, a dressing/laundry room, and a shower room. A bright living area of 45m² with an open kitchen, living room, and dining room, all with direct access to a large wooden terrace with a swimming pool. Upstairs, there is an office and four bedrooms, including one with a private terrace, as well as a second space that can be used as an office, dressing room, or gym. Family home, close to a middle school, pool, and tramway, still with great potential! Bochu Immobilier Castelnau - 04 67 60 21 12

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 2650 and 3620 € (reference year 2023)  
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