

875 000 €

For sale house

6 rooms

Surface : 164 m²

Surface of the living : 72 m²

Surface of the land : 1000 m²

Year of construction : 1960

Exposition : Sud est

View : Dégagée

Hot water : Electrique

Inner condition : Good

External condition : Good

Couverture : Tuiles

Features :

Pool, Fireplace, Bedroom on ground floor,

Double Glazing, Automatic gate

5 bedroom

2 terraces

1 bathroom

2 showers

3 WC

2 garage

4 parkings

1 cellar

#### Legal information

875 000 € fees included

4,79% VAT of fees paid by the buyer (835 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr).



### House 5040 Castelnau-le-Lez

VILLA in the MENDROUS neighborhood - Rare opportunity in the area. Single-story family home of approximately 165 m²: 5 bedrooms, swimming pool, and double garage, set on a landscaped 1,000 m² plot, renovated by an architect in 2021. Bright living room opening onto the terrace and pool, fireplace, and high ceilings. Large kitchen fully fitted and equipped with a pantry/laundry room, dining area. Four spacious bedrooms on the ground floor, 2 bathrooms, and an additional toilet. Charming attic guest bedroom with private bathroom, walk-in closet, and air conditioning. Spacious layout and features worthy of a contemporary home (ducted heating, aluminum joinery, new kitchen...). Close to the Jean Moulin school complex, not far from the middle school, and just a few minutes' walk from the Centurion tram stop. Parking for 3 vehicles on the property, automated gate. Bochu immobilier Castelnau - 04 67 60 21 12

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1924 and 2604 € (reference year 2023)  
Document non contractuel - 07/12/2025

