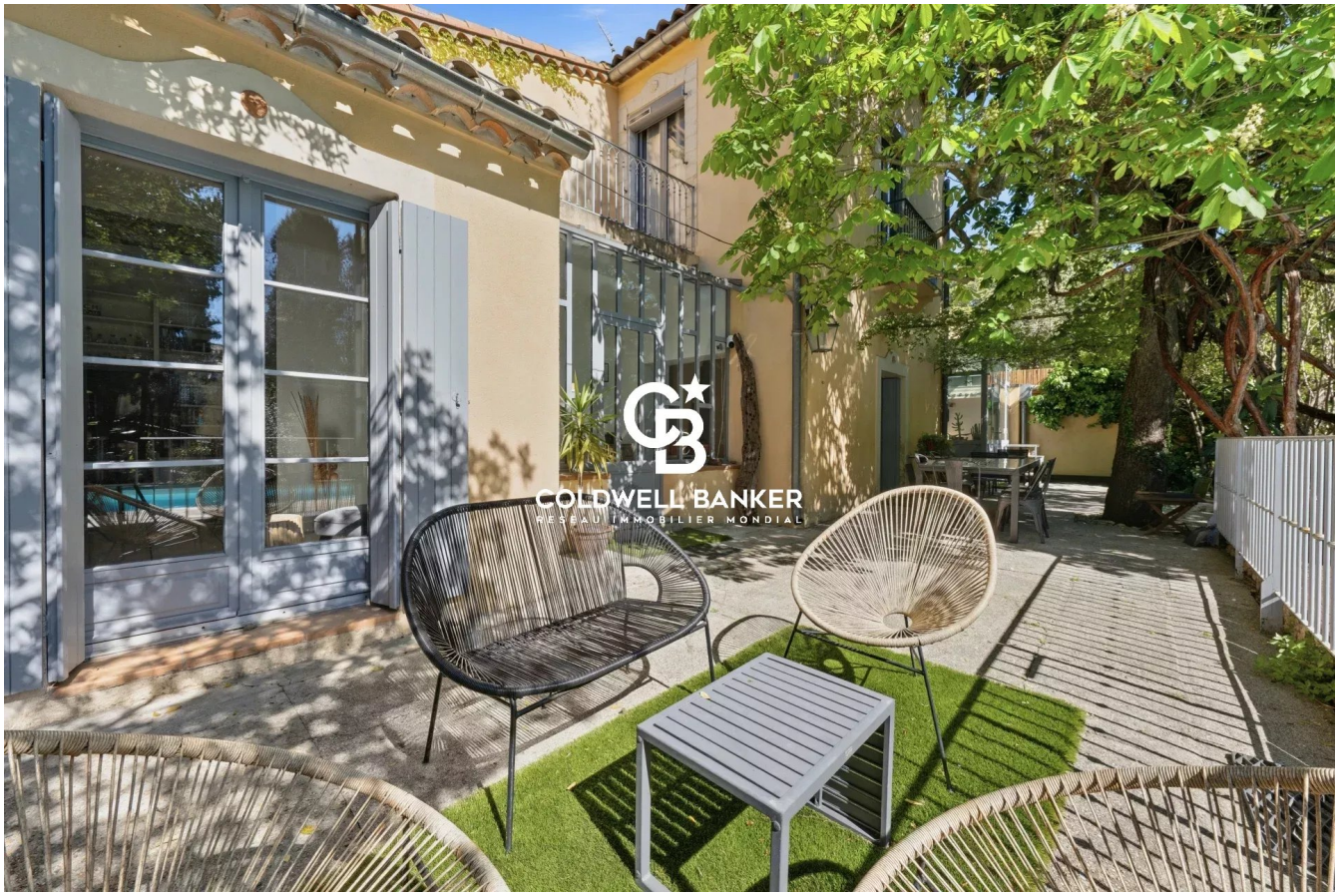
COLDWELL BANKER
EUROPA REALTY

House Castelnau-le-Lez 199 m²



SALE PRICE : 859 000 €

EMAIL : VILLANOVAREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

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DESCRIPTION

In the heart of Castelnau-le-Lez, in the Four à Chaux area, discover this early 20th-century house, formerly used as a relay inn. It offers a ▬▬▬ and pleasant living environment, just a short walk from shops and everyday amenities.

Set on a 936 sqm plot, the property is arranged around a landscaped garden with mature trees. The outdoor spaces are designed for enjoying sunny days, featuring a 4 x 8 m swimming pool and a pétanque court, ideal for relaxing moments.

From the moment you enter, highlighted by a glass partition, the house opens onto a living area of approximately 70 sqm. It includes a dining room, a lounge with a fireplace, and a bright, fully fitted and equipped kitchen in a bastide-inspired style.

The ground floor also includes a 27 sqm studio, a study with a library area, as well as a laundry room and a pantry.

Upstairs, there are three bedrooms, including a 26 sqm master suite with a private balcony. A shower room with WC completes this level.

Outside, several outbuildings complete the property and provide additional storage or development possibilities.

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FEATURES

Property type:	House	Area:	199.0 m²	Property tax:	€4.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 109

Greenhouse gas emissions (GHG) index: C 14

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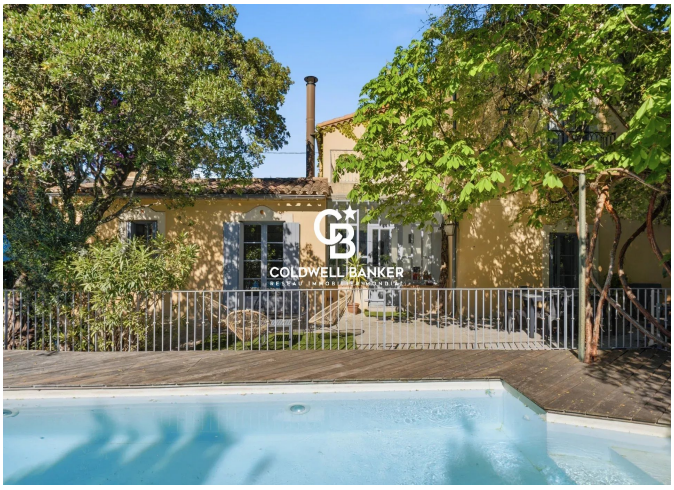

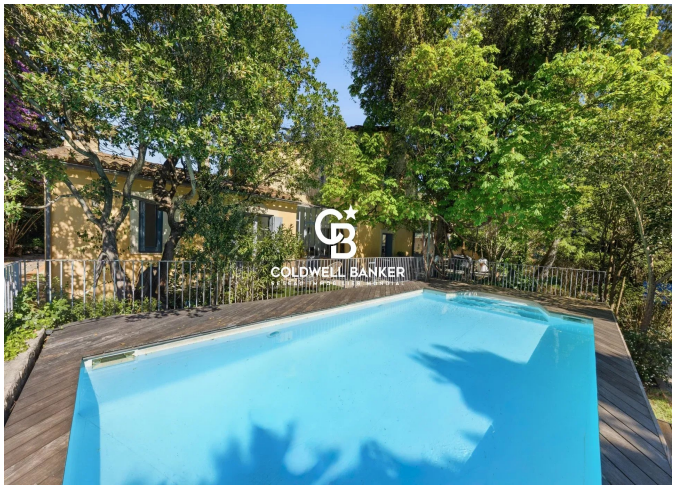

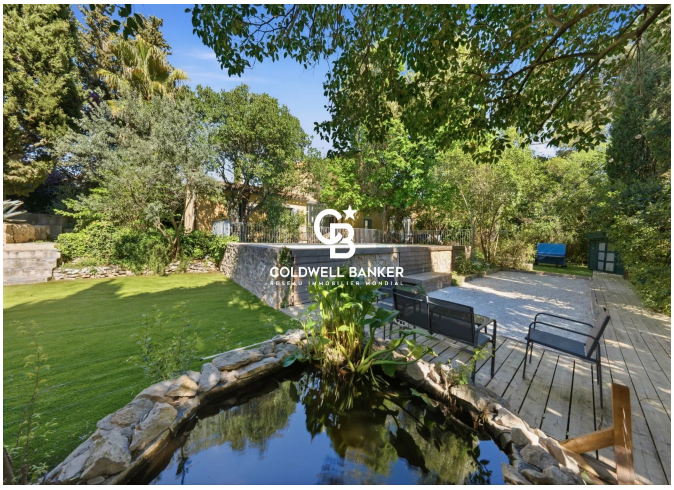







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