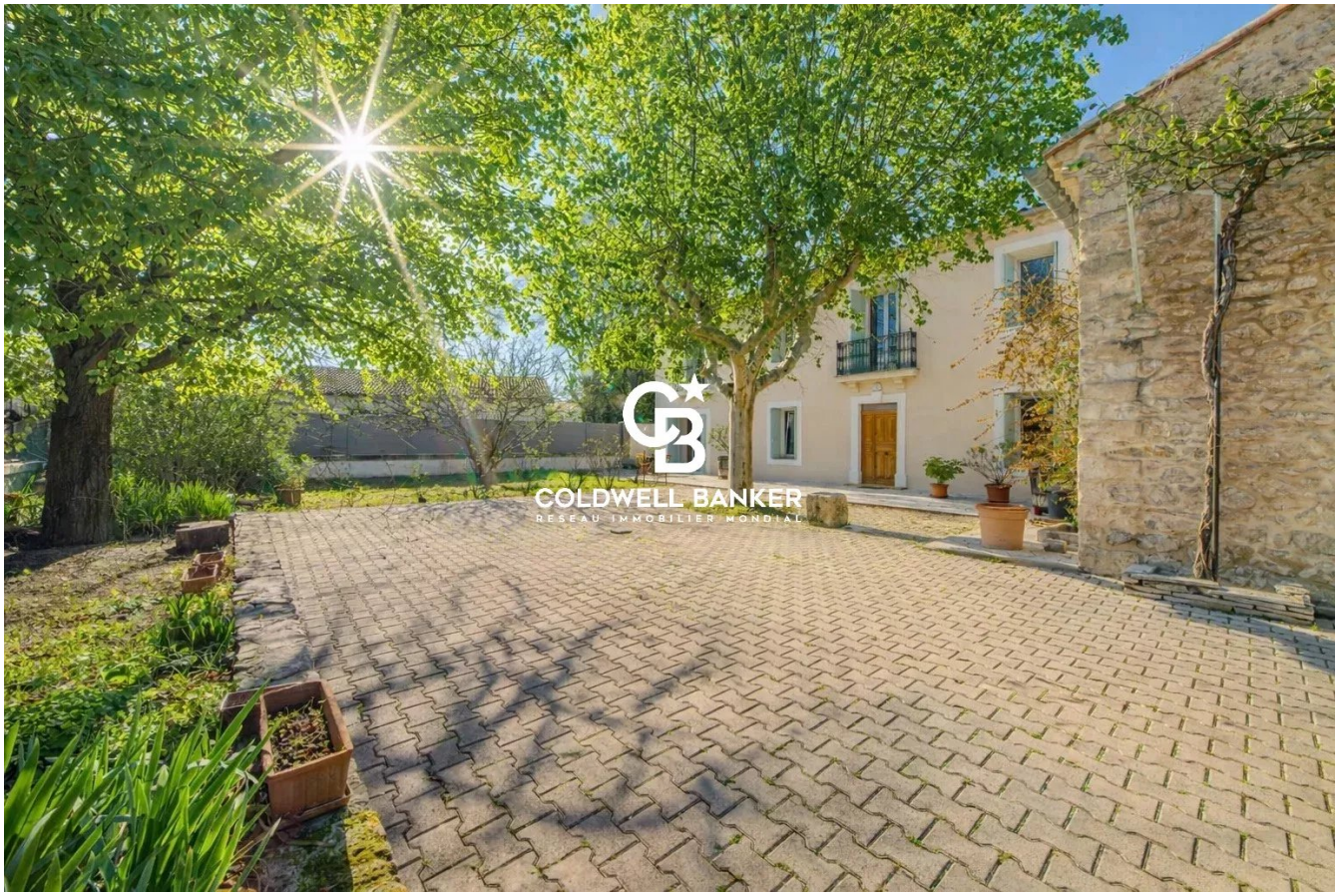
COLDWELL BANKER
EUROPA REALTY

House Castelnau-le-Lez 290 m²



SALE PRICE : 1 150 000 €

EMAIL : VILLANOVAREALTY@COLDWELLBANKER.FR

EXCLUSIVITY

300 Avenue Germaine Tillion
France, 34070, Montpellier

PHONE : +33430969660
villanovarealty@coldwellbanker.fr

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DESCRIPTION

EXCLUSIVE – COLDWELL BANKER

Beautiful Winemaker's House Just 5 Minutes from the Tram!

Discover this stunning winemaker's house dating back to 1898, which has retained its character over the years. Recently renovated, it offers a living space of 290 m², harmoniously combining old-world charm with modern comfort.

As you step through the gate, you'll be welcomed by an inner courtyard that highlights the potential of this property. Set on a beautifully wooded plot of over 1,500 m², it provides a natural and serene setting, perfect for relaxation.

To make the most of sunny days, a 10-meter swimming pool completes the outdoor space.

On the ground floor, the 80 m² living area stands out with its large bay windows, allowing for abundant natural light and direct access to the garden. This level also features a spacious 35 m² master suite on one level, ensuring both comfort and privacy. Additionally, you will find a separate kitchen, a 20 m² office, a laundry room, a boiler room, and a garage.

Upstairs, the night area consists of three bedrooms ranging from 14 to 17 m², a bathroom, a shower room, and a separate toilet.

A 33 m² apartment, which can be either completely independent or connected to the main house, is perfect for hosting guests, accommodating a teenager, or even for a professional activity.

A converted 25 m² attic is also available and can be adapted to suit your needs.

For vehicle parking, a large 35 m² garage is included.

Located just a 5-minute walk from shops, schools, and the tram, this home offers a peaceful environment while being close to all amenities.

A property full of charm—don't miss out on this rare opportunity!

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FEATURES

Property type:	House	Area:	290.0 m²	Property tax:	€6.00
Number of rooms:	8 rooms	Number of bedrooms:	6 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 125

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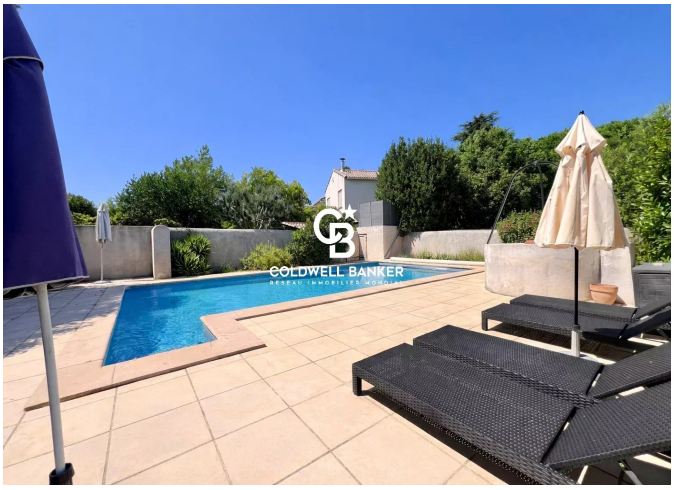





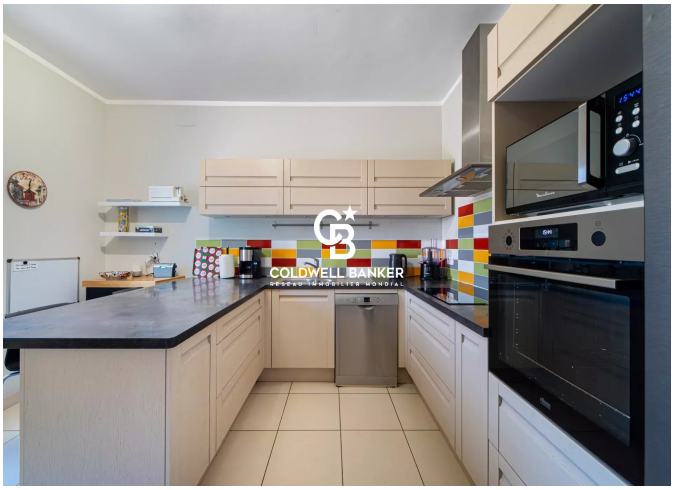

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