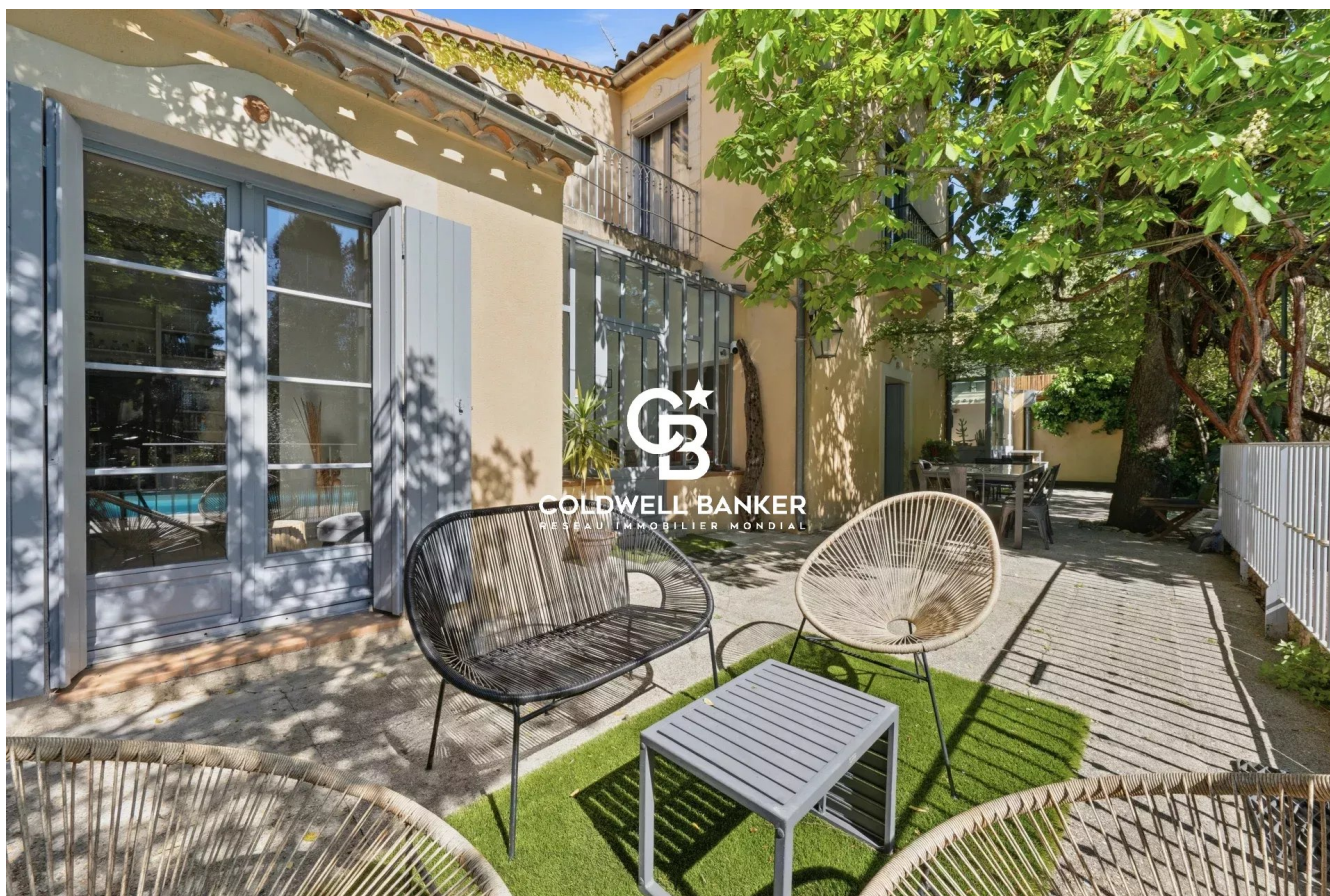


Maison Castelnau-le-Lez 199 m²




PRIX DE VENTE : 895 000 €

EMAIL : [VILLANOVAREALTY@COLDWELLBANKER.FR](mailto:villanovarealty@coldwellbanker.fr)

EXCLUSIVITÉ

DESCRIPTION

In the heart of Castelnaud-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.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	199.0 m ²	Taxe foncière :	€4.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

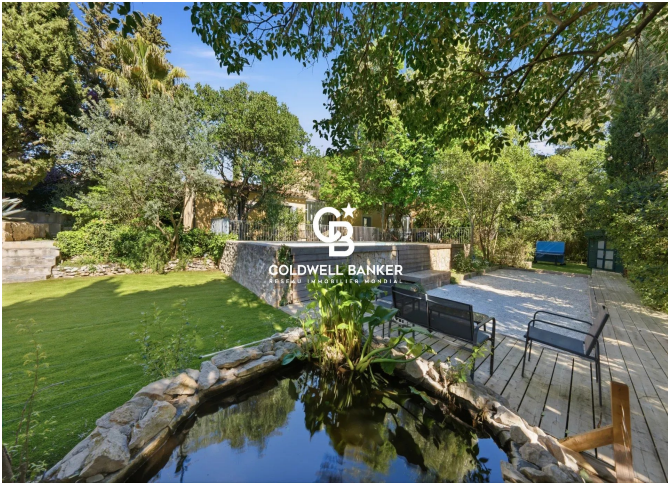
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 109

Indice d'émission de gaz à effet de serre (GES) : C 14



COLDWELL BANKER
EUROPA REALTY



300 Avenue Germaine Tillion
France, 34070, Montpellier



TÉL : +33430969660
villanovarealty@coldwellbanker.fr