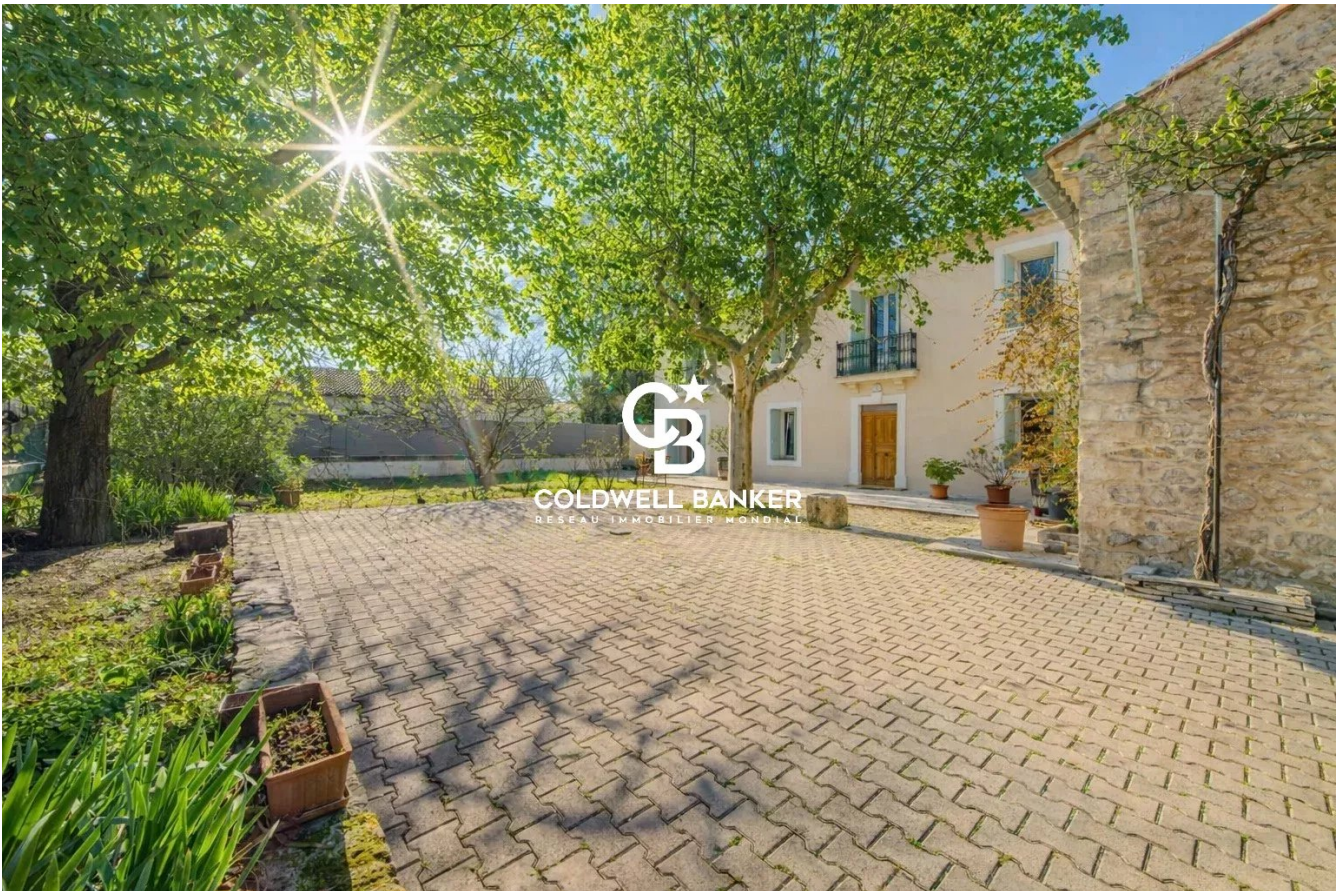


Maison Castelnau-le-Lez 290 m²



PRIX DE VENTE : 1 150 000 €

EMAIL : VILLANOVAREALTY@COLDWELLBANKER.FR

EXCLUSIVITÉ

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!

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	290.0 m ²	Taxe foncière :	€6.00
NB de pièces :	8 rooms	NB de chambres :	6 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 125



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