

572 000 €

**Contact agency**

**Littoral & Camargue L'immobilier**

298 boulevard Gambetta

30220 Saint Laurent D'Aigouze

09.7784.45.37 / contact@littoral-  
camargue.com

**For sale house**

**5 rooms**

**Surface : 110 m²**

**Surface of the living : 36 m²**

**Surface of the land : 260 m²**

**Year of construction : 2018**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

fireplace, Bedroom on ground floor, double  
glazing, Automatic gate

4 bedroom

2 terraces

1 bathroom

2 WC

1 garage

2 parkings

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



**House SNM 114 Castelnau-le-Lez**

Littoral&Camargue offers you a 107 m2 HB villa on 260 m2 of enclosed and wooded land. The best thing about this villa: its south and west exposure, a 50 m2 living space (living room, kitchen, hallway) overlooking the garden, a bedroom on the ground floor with access to the garden, a toilet. Upstairs 3 bedrooms, two of which have access to the 8.5m2 terrace; a bathroom with bathtub and shower. Reversible air conditioning and a stove. Garage with mezzanine. Immediate access to the tramway and shops, a garage and two reserved parking spaces, secure access.

**Fees and charges :**

**Annual current expenses 108 €**

**Well condominium**

**3 lots in the condominium 572 000 € fees included**

