



Pierre  
**Deguara** IMMOBILIER

RÉSIDENTIEL & COMMERCIAL & ENTREPRISE

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593 000 €

**Buying house**

**4 rooms**

**Surface : 115 m²**

**Surface of the land : 300 m²**

**Year of construction : 1893**

**Exposition : Plein sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : new**

**External condition : good**

**Features :**

Double Glazing, Calme

3 bedrooms

1 terrace

1 bathroom

1 shower

1 WC

1 parking

**Legal information**

593 000 € fees included

2,60% VAT of fees paid by the buyer

(578 000 € without fees), well

condominium (2 lots in the condominium),

no current procedure, information on the

risks to which this property is exposed is

available on [georisques.gouv.fr](http://georisques.gouv.fr).



**House Castelnau-le-Lez**

**MANSION CASTELNAU-LE-LEZ - 4 ROOMS.** In the heart of the village, old building renovated in 2023 with great taste and with quality services, combining the charm of the old and modernity. On the ground floor, the house offers a beautiful living room with semi-equipped American kitchen, a bedroom with its master suite (shower room) and separate toilet. On the 1st floor there are 2 bedrooms, a bathroom with toilet. The south-facing building opens onto 300m² of wooded garden. Possibility of parking several vehicles. The advantages : heating by ducted air conditioning.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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Document non contractuel - Barème des prix disponible sur notre site internet