

450 000 €

For sale apartment

3 rooms

Surface : 80 m²

Surface of the living : 33 m²

Year of construction : 2014

Exposition : Sud

View : Dégagée

Hot water : Individuelle électrique

Inner condition : good

Building condition : good

Features :

Lift, Double Glazing, Secured residence,
Calm, Reinforced door, Electric shutters

2 bedroom

1 terrace

1 shower

2 WC

1 garage

Legal information

450 000 € fees included

5,88% VAT of fees paid by the buyer
(425 000 € without fees), well
condominium (20 lots in the condominium),
annual current expenses 2 844 €
(237 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Apartment 3492 Castelnau-le-Lez

CASTELNAU-LE-LEZ – Just steps from the tram and the heart of the village. In a modern residential building from 2014, peacefully located yet only a 1-minute walk from the tram (Charles-de-Gaulle stop), shops, and the village center, discover this spacious 2-bedroom duplex apartment of 80.45 m², situated on the top floor and featuring an exceptional 240 m² terrace. The main floor offers a bright living area of 33 m² with an open kitchen, directly opening onto the terrace, as well as a laundry room and a toilet. On the lower floor, accessible via an internal staircase or the elevator through the shared areas, you will find two bedrooms opening onto a shared terrace, a large hallway with storage, a shower room, and a separate toilet. The property also includes a closed garage in the basement. Comfortable amenities: air conditioning in the living room and one bedroom, individual gas heating, double glazing. A rare find in the area! Fees: 5.88%...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 817 and 1105 € (reference year 2025)
Document non contractuel - 06/12/2025



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Code NAF 703A - SIRET 420 451 155 00014 - Assurance responsabilité civile QBE

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