



**MAUROUX**  
GROUPE IMMOBILIER

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www.mauroux-immo.fr

**325 000 €**

**Buying villa**

**6 rooms**

**Surface : 158 m<sup>2</sup>**

**Surface of the living : 51 m<sup>2</sup>**

**Surface of the land : 5100 m<sup>2</sup>**

**Year of construction : 2023**

**Exposition : Sud nord**

**Hot water : Thermodynamique**

**Inner condition : new**

**External condition : new**

**Couverture : tiles**

**Features :**

double glazing



### Villa LASBORDES LOT 42 Lasbordes

New, turnkey house of 156 m<sup>2</sup> living space and its 22.75 m<sup>2</sup> terrace facing south and stunning views. Kitchen living room of 51.06m<sup>2</sup> with air conditioning, pantry, 5 bedrooms (4 bedrooms upstairs including 1 master suite with dressing room and shower room and 1 bedroom on the ground floor with its shower room), bathroom bath, 2 separate toilets. Garage of 20.46 m<sup>2</sup> On a plot with a total area of 1700m<sup>2</sup> House under construction, delivery March 2023. Included : - Connection and development tax - White paint - Floor tile - Ground - Fencing - Electric shutters Between Carcassonne and Castelnaudary, in a town with all amenities (shops, school, tobacco, bakery) Come and visit it by making an appointment. (This property is part of a real estate complex. In the event of unavailability of this property, a similar property may be offered to you. Depending on the property chosen, the price may vary.)

**Fees and charges :**

**325 000 € fees included**

Document non contractuel

30/04/2025 - Prix T.T.C

Mauroux Immobilier - 9 impasse Didier Daurat, 11300 Limoux

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Document non contractuel - Barème des prix disponible sur notre site internet