



04 67 42 89 68 | agence@marianneimmobilier.com | www.marianneimmobilier.com

Price on request

Buying duplex

4 rooms

Surface : 105 m²

Surface of the living : 44 m²

Year of construction : 2024

Exposition : Est

View : Jardin

Hot water : Individuelle
thermodynamique

Inner condition : new

Standing : Résidentiel

Building condition : new

Features :

double glazing, Résidence
sécurisée, calm, Résidentiel,
Volets roulants électriques

3 bedroom

3 terraces

1 bathroom

1 shower

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases
(ges) : Unavailable

Document non contractuel

25/10/2025 - Prix T.T.C



Duplex Castelnau-le-Lez - Ref. 825V965A - Mandate n°Mandat cadre

Duplex T4 – A bright property – 3 terraces – private garden. Discover the charm and Mediterranean modernity in Castelnau-le-Lez, A unique project where architecture, nature, and light come together to create a rare and elegant living environment. Located on the garden level and first floor, the duplex stands out with its generous spaces, large openings, and exceptional outdoor areas. Property details: Living area: 105.4 m² Garden level (rez-de-jardin) Living room / Kitchen: 44.2 m², opening onto Terrace 1: 8.3 m² Terrace 2: 14.3 m² Private garden: 34 m² Bedroom 1: 11.7 m² Bedroom 2: 11.2 m² Bathroom: 4.8 m² Separate WC: 2.1 m² First floor (R+1) Master bedroom suite: 12.7 m² with private shower room 3.5 m² Large terrace 3: 79.7 m² with planter box 2.4 m² Ideal orientation with unobstructed views over the landscaped areas of the residence. A spacious, light-filled living space featuring wide picture windows and terraces on every level to fully enjoy the Mediterranean climate. Price: €535,000 VAT included, with 2 underground parking spaces included. Reduced notary fees – No agency fees Delivery scheduled for Q4 2025 High-end finishes and comfort Large format tiling (90×90) Premium double-glazed exterior joinery Electric roller shutters Wall-mounted separate WCs Reversible air



Green, modern, and sustainable residence Premium amenities The residence offers welcoming shared spaces — communal room, bike storage, connected concierge service, shared orchard, teleconsultation room — as well as a landscaped central courtyard, a genuine cool oasis. Contact us now and let yourself be charmed by this unique project. Visuals are non-contractual Fees and charges :

Annual current expenses 1 200 €

Marianne Immobilier - 91, Avenue du Pont Juvénal - 34000 Montpellier

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Carte professionnelle n°3402 2017 000 016 749 délivrée par la CCI de l'Hérault le 17/02/2023 - RCS B 434 292 512 Montpellier

Code NAF 703A - Garantie financière : La société de caution mutuelle des professions immobilières et foncières SOCAF - 26 avenue de Suffren - 75015 PARIS - Document non contractuel

Well condominium

50 lots in the condominium