

267 750 €

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For sale house

Surface : 115 m²

Surface of the living : 30 m²

Surface of the land : 6213 m²

Year of construction : 1982

Exposition : Plein sud

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : a refresh

Couverture : tiling

Features :

POOL, electric shutters, Bedroom on ground floor, double glazing, Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

20/10/2024 - Prix T.T.C



House 10048 Albias

For sale 10048 - Come and discover this charming T4 house built in 1982 on a plot of 6213 m². This quiet home, far from the hustle and bustle of the city, is located 3 minutes from the town of Albias, 5 from Nègrepelisse and 15 minutes from Montauban. This single-storey house of 125 m² of living space consists of an open and fully equipped kitchen (hood, oven, ceramic hob, microwave, fridge) of 15 m², a large bright living room of 31 m² with pellet stove, 3 bedrooms of 11.57 m², 11.30 m², 17.61 m², an office of 9.16 m², a separate toilet and a large bathroom of 9.77 m² with double sinks, shower and bathtub. A staircase at the end of the corridor serves two pretty rooms and provides access to the attic. This property is equipped with radiators powered by oil heating in addition to the pellet stove. The joinery is PVC with electric roller shutters except for two windows in the 16.50 m² cellar space and one in the office. Outside, a very beautiful 29 m² awning provides shade for a summer terrace and a shelter for parking two cars in winter. This property is perfectly located on a magnificent plot of land surrounded by a laurel hedge with electric gate, nicely planted with trees and always well maintained. The advantages of this house: A well to which a water purification system is connected and which supplies the house in addition to the usual network, thus ensuring significant savings on bills. The school bus passes in front of the house to provide transfers to the Albias nursery and elementary school and the buses for the middle

