

357 000 €

Contact agency

CIM Occitanie - Montauban

1A rue Voltaire

82000 Montauban

05 82 95 44 48 / contact@agencecim.fr

For sale contemporary house

4 rooms

Surface : 124 m²

Surface of the living : 63 m²

Surface of the land : 1759 m²

Year of construction : 2014

Exposition : Sud est

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

pool house, electric shutters, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

3 bedroom

2 terraces

1 bathroom

1 WC

1 garage

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

28/02/2025 - Prix T.T.C



Contemporary house 10096 La Salvetat-Belmontet

FOR SALE n° 10 096 - Magnificent T4 detached house located in La Salvetat-Belmontet, just 15 minutes from Montauban. This single-storey house offers a surface area of 124 m² on an enclosed plot of 1,759 m². The 63 m² living space includes: - A fully equipped semi-open kitchen with quality finishes and an adjoining pantry. - A dining room giving access to a covered terrace of 25 m² offering a magnificent view of a lake accessible for walking or fishing. - A warm TV lounge opening onto a second 16 m² terrace with a view of the garden and swimming pool. The sleeping area has three bedrooms with cupboards, one of which has a dressing room. A modern bathroom with walk-in shower, bathtub, double sink, and a separate suspended toilet. In terms of comfort and services: - Heating via fireplace with insert and heat distributor throughout the house and reversible air conditioning. - Electric cumulus. - Centralized roller shutters - Optical fiber, RJ45 sockets. - 10 photovoltaic panels (installation 2024) for self-consumption and resale to EDF. The carefully landscaped and landscaped exterior includes: - A 30 m² garage with socket for electric car. - An electric gate with intercom/videophone. - Desjoyaux 8x4 salt pool. - A 25 m² pool house with integrated barbecue for friendly moments. - A garden shed. All amenities 2 minutes by car in Monclar-de-Quercy: shops, doctors, schools, leisure center, school transport. Property tax: €1 192. EDF 2022 bill (before panels): €1 760.

