

243 800 €

Contact agency  
CIM Occitanie - Montauban

1A rue Voltaire  
82000 Montauban  
05 82 95 44 48 / contact@agencecim.fr

For sale house

4 rooms

Surface : 105 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Surface of the land : 500 m<sup>2</sup>

Year of construction : 2013

View : Citadine

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Volet roulant Manuel, Bedroom on ground floor, double glazing, Automatic gate

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

Document non contractuel

05/02/2025 - Prix T.T.C



## House Montauban

FOR SALE n° 10078 Located in the "7 deniers" district, a traditional T4 house of 136m<sup>2</sup> on 2 levels on a plot of 250m<sup>2</sup>. This house has on the ground floor a kitchen of 11.30 m<sup>2</sup>, a large dining room of 30 m<sup>2</sup>, a 9 m<sup>2</sup> bathroom and an 8 m<sup>2</sup> office. Upstairs there are 2 bedrooms of approximately 11 and 14 m<sup>2</sup>, one of which opens onto the 19 m<sup>2</sup> terrace. This house has a garage and is equipped with double-glazed joinery, oil central heating which can be replaced by reversible air conditioning for an improvement of the habitat. This house, ideally located in a residential area, requires improvement work and has a lot of potential to make it an exceptional home. Don't waste a second and contact Christian HAMON, Sales Agent, Tel. 06.62.11.49.84 or by email c.hamon82000@gmail.com. Montauban RSAC number 488 831 058. As for the sale price, it amounts to €504,000 Agency Fees Included. The agency fees are the responsibility of the seller.

Fees and charges :

243 800 € fees included

