

346 500 €

Contact agency

CIM Occitanie - Montauban

1A rue Voltaire

82000 Montauban

05 82 95 44 48 / contact@agencecim.fr

For sale house

Surface : 148 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 2956 m<sup>2</sup>

Year of construction : 1992

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : to renovate

External condition : to renovate

Couverture : tiling

Features :

POOL, electric shutters, Bedroom on ground floor

3 bedroom

1 bathroom

1 WC

1 garage

Energy class (dpe) : F

Emission of greenhouse gases (ges) : C

Document non contractuel

19/10/2024 - Prix T.T.C



### House 10037 Villeneuve-lès-Bouloc

FOR SALE 10037 traditional house of 147 m<sup>2</sup> type T5 comprising on the ground floor 3 bedrooms of 10m<sup>2</sup>, an open kitchen of 12 m<sup>2</sup> on a living room of 34 m<sup>2</sup> and upstairs a mezzanine of 42 m<sup>2</sup> overlooking the living room, all on a wooded plot of 2956 m<sup>2</sup>. This house requires renovation work in order to restore this house to its old charm and make it a haven of peace. Renovating the value of this house could reach 500,000 euros. The work to be planned is brought up to date, some roof repairs and rendering. Change of electric heating to heat pump and thermodynamic hot water tank. Restoration of the autonomous sanitation system (no sewerage). Clearing of the land and bringing the swimming pool up to standard.

Fees and charges :

346 500 € fees included

