

**209 880 €**

**For sale village house**

**6 rooms**

**Surface : 132 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Surface of the land : 139 m<sup>2</sup>**

**Exposition : Sud est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**2 bedroom**

**1 bathroom**

**1 WC**



### Village house 10081 Gardouch

**FOR SALE n°10 081.** In the commune of Gardouch, a building comprising, on the ground floor, commercial premises of approximately 100 m<sup>2</sup> and upstairs, an apartment of 104 m<sup>2</sup>. On the ground floor you will find the commercial premises comprising a 70 m<sup>2</sup> room and a 22 m<sup>2</sup> hallway. Upstairs is an apartment with a 21.64 m<sup>2</sup> living room with reversible air conditioning, a 17.54 m<sup>2</sup> dining room, a 9.02 m<sup>2</sup> kitchen, 2 bedrooms of 11.88 m<sup>2</sup> and 17.71 m<sup>2</sup>, and a 6.73 m<sup>2</sup> shower room. This apartment is heated by electric radiators, and has an electric water heater and double glazing. 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 €209,880 Agency Fees Included. The agency fees are the responsibility of the seller.

**Legal information**

209 880 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
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RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

Document non contractuel - Barème des prix disponible sur notre site internet