

389 000 €

For sale contemporary house

5 rooms

Surface : 145 m<sup>2</sup>

Surface of the living : 42 m<sup>2</sup>

Surface of the land : 1568 m<sup>2</sup>

Year of construction : 2024

Hot water : Thermodynamique

Inner condition : excellent

Couverture : tiles

Features :

pool, electric shutters, Bedroom on ground floor, double glazing, Chauffage type RR, Buanderie, calm

4 bedroom

1 terrace

2 showers

2 WC

1 garage

3 parkings

Document non contractuel

22/10/2024 - Prix T.T.C



### Contemporary house 10060 Albias

FOR SALE 10060 - In Montauban, Falguières area, close to amenities (schools, shops, etc.). New house never lived in, T5 of 123 m<sup>2</sup> with energy regulations 2020 (RE 2020) on a plot of 900 m<sup>2</sup>. Let yourself be seduced by this fully finished property which consists of a spacious living room/dining room/kitchen of 54 m<sup>2</sup> very bright thanks to its two large sliding windows, one of which gives direct access to its covered terrace completely tiled. The kitchen is entirely open to the living room/dining room. On the night side, you will find 4 pretty bedrooms including a master suite of 17.37 m<sup>2</sup>. The other bedrooms have a surface area ranging from 11 m<sup>2</sup> to 13 m<sup>2</sup> and two of them have a closet. The bathroom will allow you to enjoy a shower, a bathtub and a double sink. In terms of services, this RE 2020 property (classified A) benefits from ten-year guarantees, is equipped with ducted heating (possibility of air conditioning) and a thermodynamic water heater. The garage is insulated and tiled with an automatic garage door that is also insulated. Don't waste a second and contact Christian HAMON, Sales Agent, Tel. 06.62.11.49.84 or by e-mail [c.hamon82000@gmail.com](mailto:c.hamon82000@gmail.com) for a visit. Montauban RSAC number 488 831 058. As for the sale price, it amounts to €320,250 payable by the seller.

