

415 000 €

For sale contemporary house

5 rooms

Surface : 152 m<sup>2</sup>

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

Surface of the land : 800 m<sup>2</sup>

Year of construction : 2024

View : Jardin

Hot water : Thermodynamique

Inner condition : excellent

External condition : Exceptionnel

Couverture : tiles

Features :

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

4 bedroom

1 terrace

2 showers

2 WC

1 garage

3 parkings

Document non contractuel

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



## Contemporary house 10059 Montauban

FOR SALE 10 059 - In the town of MONTAUBAN, in the racecourse district, come and discover this new T5 house of 151 m<sup>2</sup> with energy regulations 2020 (RE 2020) on a plot of 800 m<sup>2</sup> fenced. Let yourself be seduced by this fully finished property which consists of a spacious living room/dining room/kitchen of 42 m<sup>2</sup> very bright thanks to its two large sliding windows, giving direct access to its large tiled terrace of 42 m<sup>2</sup> of which 13 m<sup>2</sup> is covered and the 3x10 swimming pool. The kitchen is fully equipped and open to the living room/dining room and fitted out. On the night side, you will find 4 pretty bedrooms: a master suite of 20 m<sup>2</sup> with shower room and dressing room and 3 other bedrooms with an average surface area of 12.30 m<sup>2</sup> which each have a closet. The bathroom entirely covered in travertine will allow you to enjoy a shower, as well as a double sink. On the service side, this RE 2020 property (classified A) benefits from ten-year guarantees, is equipped with reversible ducted heating (hot/cold) and a thermodynamic water heater. In addition, it has electric roller shutters with centralization (opening/closing). The 40 m<sup>2</sup> garage is insulated and tiled with a large automatic garage door and a service door. Don't waste a second and get in touch for a visit with Christian HAMON,

