

233 200 €

For sale house

6 rooms

Surface : 175 m<sup>2</sup>

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

Surface of the land : 1500 m<sup>2</sup>

Year of construction : 1967

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : a refresh

Features :

Bedroom on ground floor, double glazing

5 bedroom

2 bathrooms

1 WC

1 garage

Energy class (dpe) : F

Emission of greenhouse gases (ges) : G

Document non contractuel

27/07/2024 - Prix T.T.C



## House 10023 Montauban

FOR SALE n°10 023 - In the town of Montauban, less than 2 km from the SNCF station, on R+1, a T4 house of 126 m<sup>2</sup> on a plot of 1500 m<sup>2</sup> including a large south-east facing living room of 42 m<sup>2</sup>, an independent kitchen of 17 m<sup>2</sup>, 3 spacious bedrooms, and a bathroom. On the ground floor, there is a 145 m<sup>2</sup> garage adjoining a 46 m<sup>2</sup> outbuilding comprising two rooms, a kitchen and a bathroom as well as 100 m<sup>2</sup> of workshop. The heating system is oil-fired, the hot water is provided by an electric boiler and the sanitation is autonomous. The windows are double glazed. To modernize, this property has a lot of potential. Don't waste another second and contact Christian HAMON Commercial Agent, Tel. 06.62.11.49.84 or by e-mail [c.hamon82000@gmail.com](mailto:c.hamon82000@gmail.com). Montauban RSAC number 488 831 058. As for the sale price, it amounts to €233,200. HAI. Agency fees are the responsibility of the seller.

### Legal information

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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)

