

**Price on request**

**Contact agency**  
**CIM Occitanie - Montauban**

1A rue Voltaire

82000 Montauban

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**For sale ideal investor**

**14 rooms**

**Surface : 270 m²**

**Surface of the land : 2356 m²**

**Exposition : Sud**

**View : Dégagée**

**Inner condition : to renovate**



### Ideal investor 10095 Monteils

FOR SALE #10095 - Located on a busy road between Monteils and Caussade, near Parc de la Leyre, this 255 m² building awaiting renovation offers significant renovation potential. Spread over two levels, it features two floors of 127 m² each, allowing for optimal reorganization of the space. Located on a plot of 2,356 m², this property offers the possibility of creating an apartment upstairs and a commercial premises on the ground floor, or alternatively a residential house with living rooms upstairs and on the ground floor a storeroom, workshop, cellar, garage (no living room on the ground floor). Ideal for an investor looking to exploit a strategic location and develop a space into a profitable whole. Quotes for all types of work have already been completed. Don't waste a second and contact Christian HAMON, Commercial Agent, for a visit, Tel. 06.62.11.49.84 or by email [c.hamon82000@gmail.com](mailto:c.hamon82000@gmail.com). Montauban RSAC number 488 831 058. As for the sale price, it amounts to €45,000 Agency Fees Included. The agency fees are the responsibility of the seller.

Fees and charges :

Document non contractuel

19/07/2025 - Prix T.T.C

