

299 000 €

Contact agency  
CIM Occitanie - Montauban

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For sale house

10 rooms

Surface : 1555 m²

Surface of the living : 38 m²

Surface of the land : 1736 m²

Year of construction : 1900

Exposition : Nord est

View : Campagne

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

double glazing, CALM

2 bedroom

1 bathroom

1 WC

3 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

01/07/2025 - Prix T.T.C



### House 10135 Castelsarrasin

FOR SALE No. 10 135 - In the commune of Castelsarrasin, located in a calm and green environment, this rare real estate complex offers numerous development possibilities Lot 1 – Renovated 3-room house of 77 m² This fully renovated house combines comfort and charm. On the ground floor: a bright living room of 38 m² with open kitchen, wood stove and double glazing. Upstairs: two bedrooms, a modern bathroom and a separate toilet. Perfect for a turnkey primary residence or to generate immediate rental income. Lot 1bis - 239 m² outbuilding with great potential This large building offers exceptional transformation potential: Ground floor: two rooms of 25 m², a large garage of 50 m², a covered terrace of 21 m² Upstairs: two additional rooms of 25 m², a closed loggia of 21 m², and a convertible attic of 50 m². Ideal for creating multiple dwellings. Lot 2 – 327 m² additional with hangars and convertible floor Two sheds of over 70 m² each, a 47 m² garage, a 25 m² room. Upstairs: a large floor area of over 100 m², easily convertible into apartments or lofts. Lot 3 – 105 m² garage Storage space, workshop, or even a base for a future real estate project. Don't waste a second and contact Christian HAMON, Commercial Agent, for a visit, Tel. 06.62.11.49.84 or by e-mail c.hamon82000@gmail.com. Montauban RSAC number 488 831 058. As for the sale price, it amounts to ..... € Agency Fees included. The agency fees are the responsibility of the seller.

