

**219 000 €**

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

1A rue Voltaire

82000 Montauban

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**For sale house**

**7 rooms**

**Surface : 320 m²**

**Surface of the living : 38 m²**

**Surface of the land : 687 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 10136 Castelsarrasin

FOR SALE No. 10 136 - In the commune of Castelsarrasin, located in a calm and green environment, this rare real estate complex offers numerous development possibilities and includes: A renovated 77 m² two-bedroom house 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. + A 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. 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](mailto: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.

**Fees and charges :**

219 000 € fees included

