

**Price on request**

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

1A rue Voltaire

82000 Montauban

05 82 95 44 48 / [contact@agencecim.fr](mailto:contact@agencecim.fr)

**For sale house**

**Surface : 145 m²**

**Surface of the living : 44 m²**

**Surface of the land : 4498 m²**

**Year of construction : 1973**

**Exposition : Ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

double glazing, Laundry room, Automatic gate, CALM

3 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

5 parkings

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

26/07/2025 - Prix T.T.C



### House 10151 Albias

FOR SALE 10151, In the commune of ALBIAS, charming detached house from 1973 with 145 m² of living space and located in a serene countryside setting 10 minutes from Montauban. Built on a vast plot of 4,498 m², this T4 type residence extends over 2 levels and offers quality services. The house in very good condition consists of a large living room dining room of 44 m² promises convivial moments with family or friends, a kitchen is equipped, 3 bedrooms, a laundry room, 1 bathroom, 2 shower rooms and 3 toilets, a veranda and a beautiful terrace overlooking a 9 x 4 swimming pool to enhance your summer days. The highlight of this house is a large, full basement of 145 m² with a ceiling height of 2.50 m, thus offering the possibility of converting the basement and creating a second easily convertible apartment. For the amenities, we have double glazing with wooden shutters, electric heating, an automatic gate, and independent sanitation. Its western exposure offers beautiful light as well as a breathtaking view of the countryside. Come and discover it quickly. Don't waste a second and contact Christian HAMON, sales agent, Tel: 06.62.11.49.84 or by E-mail: [christianhamon82000@gmail.com](mailto:christianhamon82000@gmail.com). Montauban RCAC number 48883105. The selling price is 367,500 Euros, including agency fees. Agency fees are the seller's responsibility.

Fees and charges :

