

Price on request

Contact agency
CIM Occitanie - Montauban

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For sale house

4 rooms

Surface : 90 m²

Surface of the living : 28 m²

Surface of the land : 318 m²

Year of construction : 1970

Exposition : Est ouest

Hot water : Gaz

Inner condition : to renovate

External condition : a refresh

Couverture : tiling

3 bedroom

1 terrace

1 shower

2 WC

1 garage

2 parkings

Document non contractuel

10/01/2026 - Prix T.T.C



House Castelsarrasin

Exclusively, this reference 10218-1507 is a 1970s house located not far from the center of Castelsarrasin, in the Jules Ferry school district. It offers approximately 90 m² of living space, spread over two floors, and is set on a 318 m² plot. The ground floor features a bright living-dining room of 28 m² opening onto the garden. This living area is complemented by a separate kitchen of 12 m², along with a garage measuring 15 m² and a storage room such as a pantry or laundry room of 6.75 m². Upstairs are three spacious bedrooms of 11.5 m², 12.5 m², and 14.3 m², all equipped with built-in closets. The garden is fully fenced with a gate. Two cars can easily be parked in the courtyard in front of the house, and a side pedestrian access leads directly to the garden at the back. The house has single glazing, a gas boiler that also supplies hot water, and manual shutters. Refreshment work and insulation improvements are to be considered. Outside, the garden offers a tiled area at the front, perfect for parking 2 cars or DIY projects, and a garden space at the rear. Located in a quiet and pleasant neighborhood close to amenities, this house represents a great opportunity for a family project or a first-time purchase. Information on the risks to which this property is exposed, including the legal obligation for brush clearance, is available on the Géorgiques website:

<http://www.georisques.gouv.fr>. To arrange a visit, please contact Christian HAMON, Sales Agent, at 06 62 11 40 84 or by email at chamon82000@gmail.com. His

