

## 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

4 rooms

Surface : 90 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Surface of the land : 318 m<sup>2</sup>

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 m<sup>2</sup> of living space, spread over two floors, and is set on a 318 m<sup>2</sup> plot. The ground floor features a bright living-dining room of 28 m<sup>2</sup> opening onto the garden. This living area is complemented by a separate kitchen of 12 m<sup>2</sup>, along with a garage measuring 15 m<sup>2</sup> and a storage room such as a pantry or laundry room of 6.75 m<sup>2</sup>. Upstairs are three spacious bedrooms of 11.5 m<sup>2</sup>, 12.5 m<sup>2</sup>, and 14.3 m<sup>2</sup>, 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 Géorisques 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 [c.hamon@82000@gmail.com](mailto:c.hamon@82000@gmail.com). His

