

Price on request

Contact agency

CIM Occitanie - Montauban

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For sale house

Surface : 100 m²

Surface of the living : 40 m²

Surface of the land : 349 m²

Year of construction : 1965

View : Citadine

Hot water : Thermodynamique

Inner condition : a refresh

External condition : a refresh

Couverture : roof terrace

Features :

electric shutters, Bedroom on ground floor, double glazing, Automatic gate, CALM

3 bedroom

1 terrace

1 shower

1 WC

1 garage

Document non contractuel

03/12/2025 - Prix T.T.C



House 10208 Castelsarrasin

HOUSE FOR SALE 10208 - Located near the town center of Castelsarrasin, this 1965 house offers approximately 100 m² of living space spread over two levels, on a 349 m² plot. On the ground floor, you will find a 9.2 m² bedroom, a practical kitchen, a renovated bathroom (Italian shower, double sink, heated towel rail), and a bright 40 m² living-dining room. The main entrance, facing the street, serves this level. In the basement, there are two large bedrooms of 10.7 m² and 12 m² featuring generous space, as well as a garage area or storage room suitable for equipment. This level also benefits from an independent entrance on the garden side, perfect for separate car access. A small gate also allows direct entry into the garden. The house is fitted with double glazing, electric heating, electric roller shutters with mosquito screens, a thermal water heater, as well as a gate. Some refreshing work and insulation improvements are to be expected. Outside, the garden includes several storage sheds as well as a paved area, very convenient for parking or DIY projects. It is also possible to build a garage if needed. Situated in a quiet and pleasant area, close to amenities, this house represents a great opportunity for a family project or a first purchase. Information on the risks associated with this property, including the legal obligation for brush clearing, is available on the Géorisques website: <http://www.georisques.gouv.fr>. For a visit, please contact Christian HAMON, Commercial Agent, Tel. 06 62 11 40 84 or by

