

Price on request

Contact agency
CIM Occitanie - Montauban

1A rue Voltaire

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For sale house 4 rooms

Surface: 200 m²

Surface of the living: 44 m² Surface of the land: 377 m² Year of construction: 1900 Exposition: Sud ouest

View: Jardin
Hot water: Gaz

Inner condition : GOOD External condition : GOOD

Couverture: tiling

Features:

Laundry room, CALM

3 bedroom

1 terrace

1 bathroom

1 show er

2 WC

1 cellar

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House 10034 Montauban

FOR SALE No. 10 034 – Charm and authenticity define this large Toulouse-style house of approximately 200 m² located in Montauban, in the sought-after Beausoleil neighborhood. The area offers a peaceful residential environment, with schools, local shops, and healthcare facilities nearby. Dating from the 20th century, this home boasts unobstructed views of the garden and is southwest facing. On the ground floor, you'll find a fitted independent kitchen, a spacious 44 m² living room with solid wood flooring, a 15 m² office, and a toilet. Upstairs, there is a large master bedroom of 34 m² with an 11 m² en-suite shower room, two bedrooms measuring 16 and 17 m², a bathroom, and a separate toilet. The entire house is in good condition. Outside, enjoy a lovely covered terrace of 31 m² on a 377 m² plot.Functional amenities include gas central heating (new boiler) and gas water heater; the property is connected to the mains drainage system. Additional features: a laundry room, a cellar, and a 13 m² garden shed. There is also potential to install a swimming pool. Peace and quiet are among the main attractions of this property. The property tax amounts to €3,200. Has this description caught your interest? Don't wait a moment longer and get in touch to arrange a viewing with Christian HAMON, Sales Agent, Tel. 06.62.11.49.84 or by email at c.hamon82000@gmail.com. RSAC number Montauban 488 831 058.As for the



